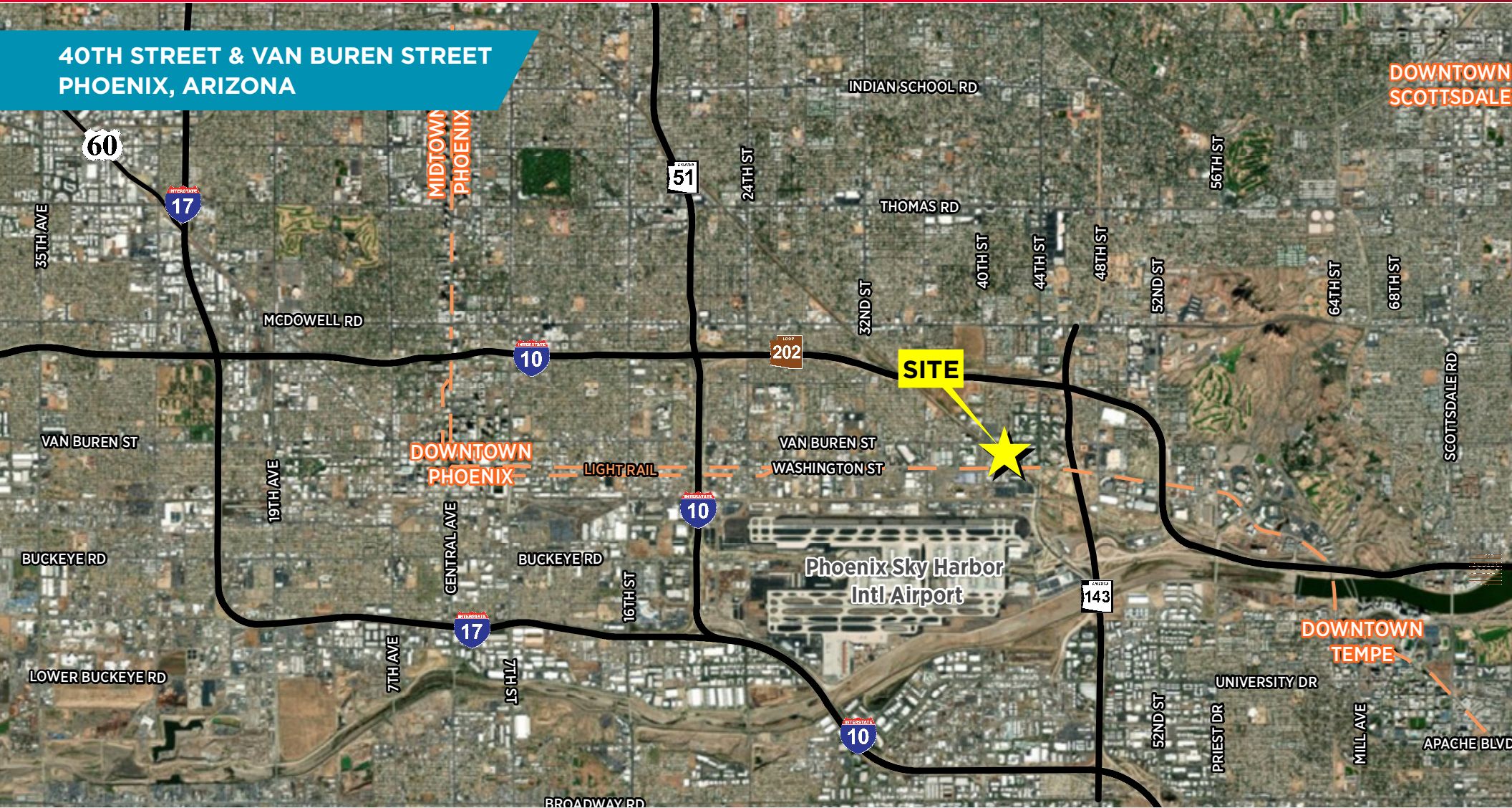


±2 ACRES OF LAND AVAILABLE

40TH STREET & VAN BUREN STREET PHOENIX, ARIZONA



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±2 ACRES OF LAND AVAILABLE

SITE DETAILS

- Location: 40th Street & Van Buren Street, Phoenix, Arizona
- Size: ±2 acres
- APN#: 124-08-082B
- Zoning: C-3, City of Phoenix
- Electricity: Salt River Project (SRP)
- Telecommunications: CenturyLink, Cox Communications
- Comments: Metro Phoenix submarket
 - 235 feet of Van Buren frontage
 - Full diamond interchange at Washington St & Route 143

TRAFFIC COUNTS

- East on Van Buren St: 17,440 VPD
- West on Van Buren St: 18,523 VPD
- North on 40th St: 10,056 VPD
- South on 40th St: 8,384 VPD

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2019 Total Population:	12,237	102,181	331,861
2019 Households	4,512	38,074	130,522
2019 Average Household Income	\$47,651	\$56,887	\$71,720



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