

3 RETAIL PADS AVAILABLE

C-2 LAND PARCEL
GREENWAY PARKWAY & 9TH STREET, 85022



OFFERING SUMMARY

SALE PRICE/SF	\$12 psf
PROPERTY SIZE	2.74 Acres (Divisible into smaller pads)
PARCEL NUMBER	214-16-001A
ZONING	C-2

- Up to 3 Pads Available
- Strong Traffic Counts
- APS Electricity, SW Gas
- Water & Sewer: City of Phoenix
- Adjacent Parcel Zoned and Planned for Assisted Living Center



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C-2 LAND PARCEL
AERIAL



SAFeway
ROSS
DRESS FOR LESS
bealls
OUTLET
Walgreens

AutoZone
THE HOME DEPOT
99c ONLY STORES

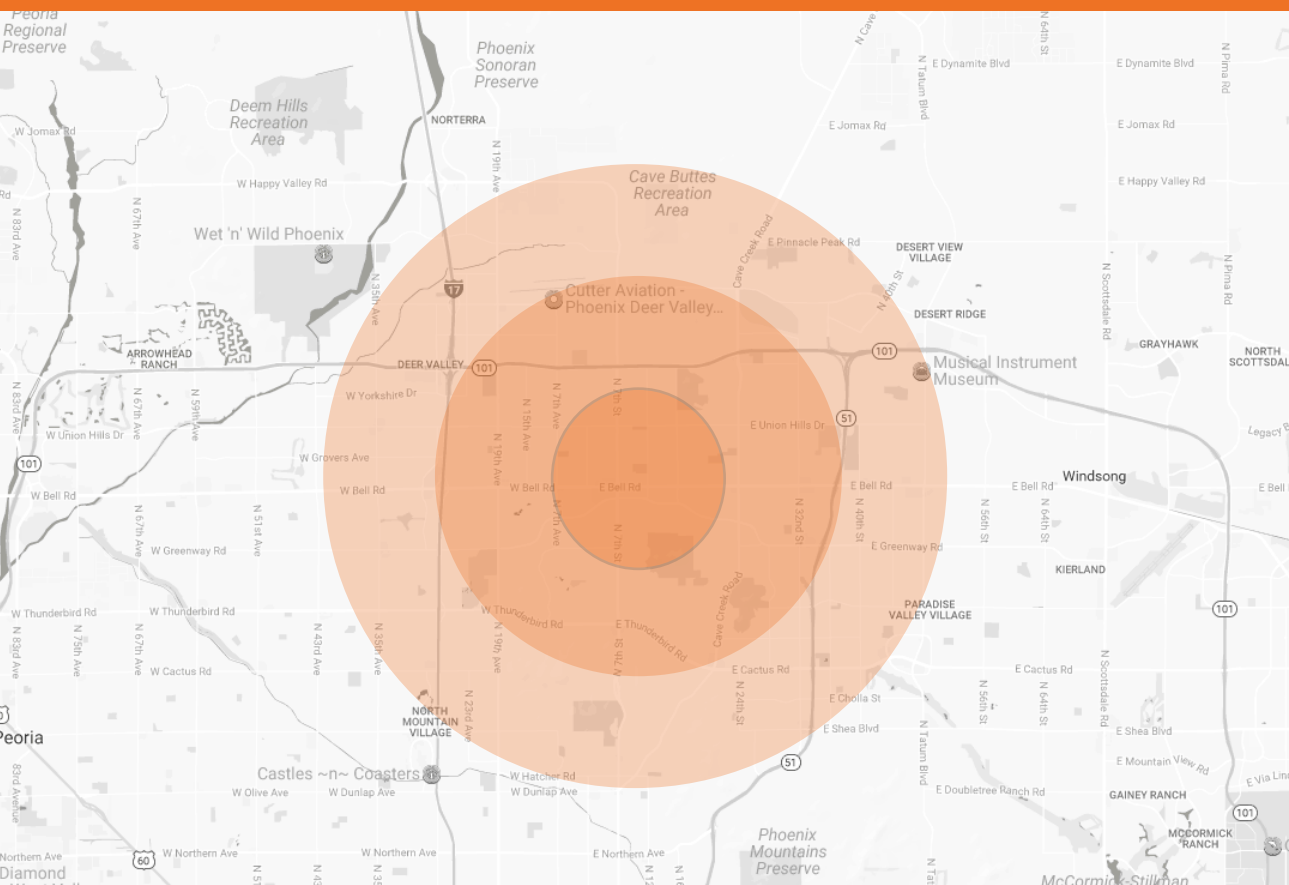
Target
Babies R Us
PEI WEI
Panera BREAD
Hallmark
LAIFITNESS
OfficeMax
Starbucks
SPROUTS FARMERS MARKET
Bank of America

HOBBY LOBBY
Sprint
TUTER TIME

SUBJECT

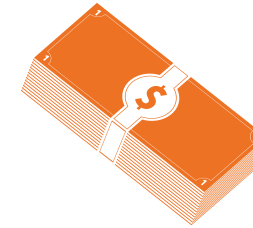
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C-2 LAND PARCEL DEMOGRAPHICS



DAYTIME POPULATION
467,271

*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$68,684

*5 Mile Radius



MEDIAN AGE
33.7

*1 Mile Radius

2017 SUMMARY

	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	27,331	174,738	467,271
POPULATION	22,776	143,849	340,365
AVG HOUSE SIZE	2.17	2.45	2.47
AVG INCOME	\$62,770	\$68,503	\$68,684
MEDIAN AGE	33.7	37.2	37.2



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