NWC 99th Ave & Van Buren St | Avondale, AZ

Available— One or Two Retail

Signalized High Profile Intersection with 6 traffic lanes on 99th

Pads

(1.9 acres total)

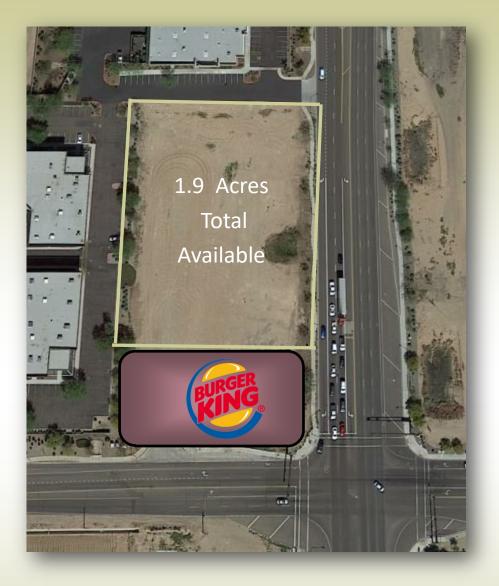
Sale priced from \$500,000 to \$1.1 million

Ground leases from \$40,000 annually.

Strong commercial zoning in one of the fastest growth areas of Metropolitan
Phoenix since
last millennial. A minute south of I-10/101 Interchange. Easy cross easement access to 99th ave & Van Buren St.

Average daily traffic (est. 2017) of 40,000 vpd. 26,000 on N/S 99th Ave. 14,000 on E/W Van Buren





For further information:
Reed Henkelman
Center Commercial Realty Advisors
ouija54@yahoo.com
reed.henkelman@gmail.com
Phone 888-564-3755

CONTIGUOUS TO NEWLY COMPLETED BURGER KING!

- Population within 3 miles of 100,000 (2016 est.)
- Strong daytime population of 80,000
- Average Household income within 3 miles is \$60,799
- Loop 101 Freeway, Interstate 10 Freeway, and Avondale Auto Mall all within one mile of site.
- Terrific site for gas station, fast food, convenience centers.
- 2 legal parcels of approx. 40,122sf and 44,743sf.
- Utilities to Site.
- VanBuren Street is 4 lane major East/West local truck and public corridor.
- 99th Avenue is 6 lane major North/South access, including access up to Glendale and University of Phoenix NFL Stadium

