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COMMERCIAL REAL ESTATE

FREESTANDING BUILDING
4,470 - 8,891 SF FOR LEASE



3409 **WEST BETHANY HOME ROAD**

PHOENIX, ARIZONA 85017

- 4,470 - 8,891 Square Feet Available
- $1.50 Per Square Foot, MG
- Large Monument Signage Available
- 12,500 Square Foot Block Wall Lot
- 100% HVAC
- 400 Amps of Power
- Natural Gas
- Great Visibility on Bethany Home Road
- Across From Walmart, Bethany Towne Center Retail
- 10' Roll-Up Door With Covered Loading
- 36 Parking Spaces
- High Traffic Intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	28.0	32.8	34.1
POPULATION:	31,200	218,083	551,105
AVERAGE HH INCOME:	$76,437	$73,900	$82,261

TRAFFIC COUNTS	AADT
BETHANY HOME RD:	41,922
35TH AVE:	34,010

ZONING C-2

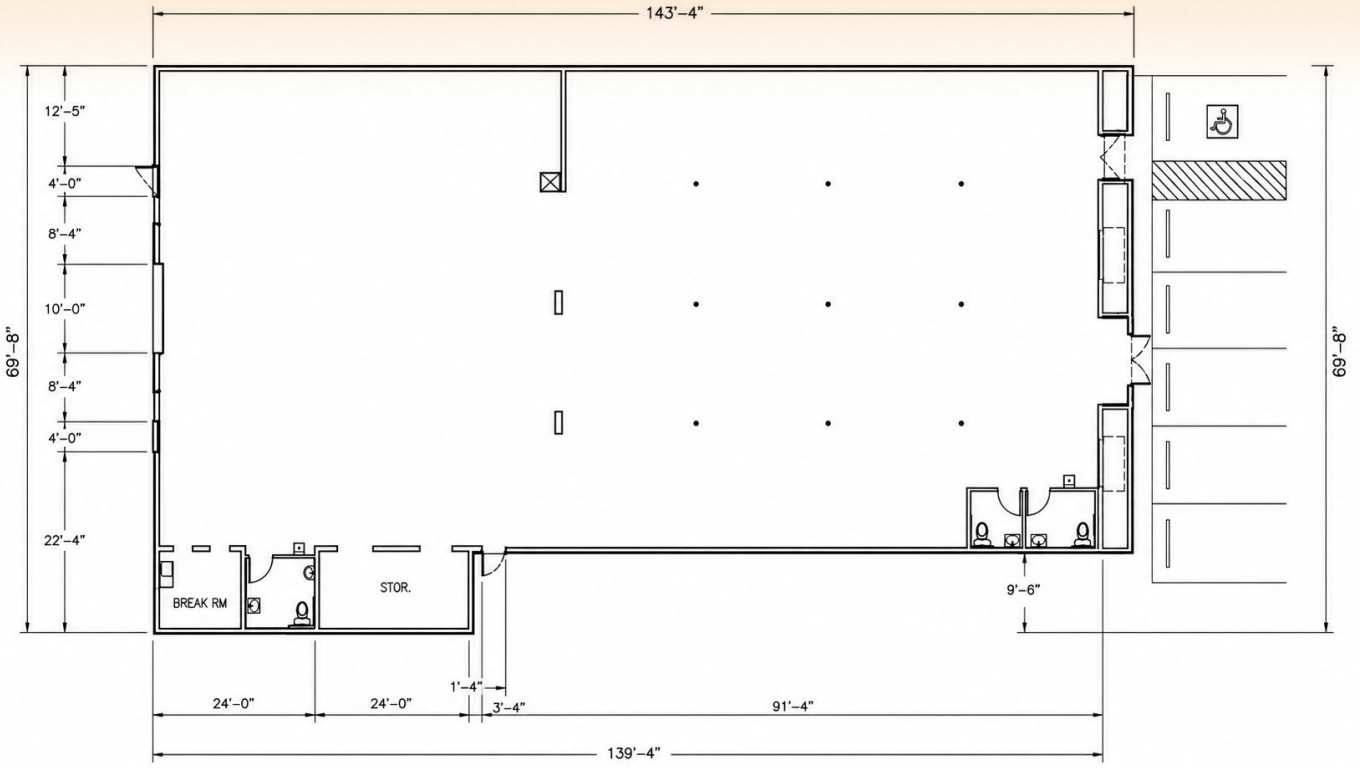
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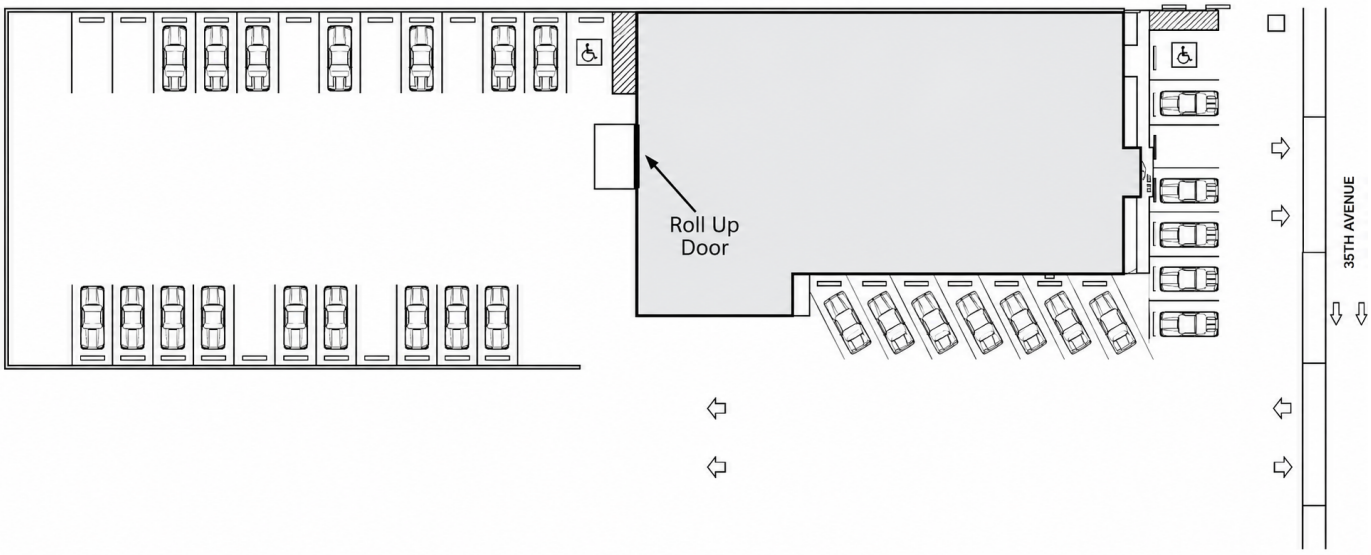
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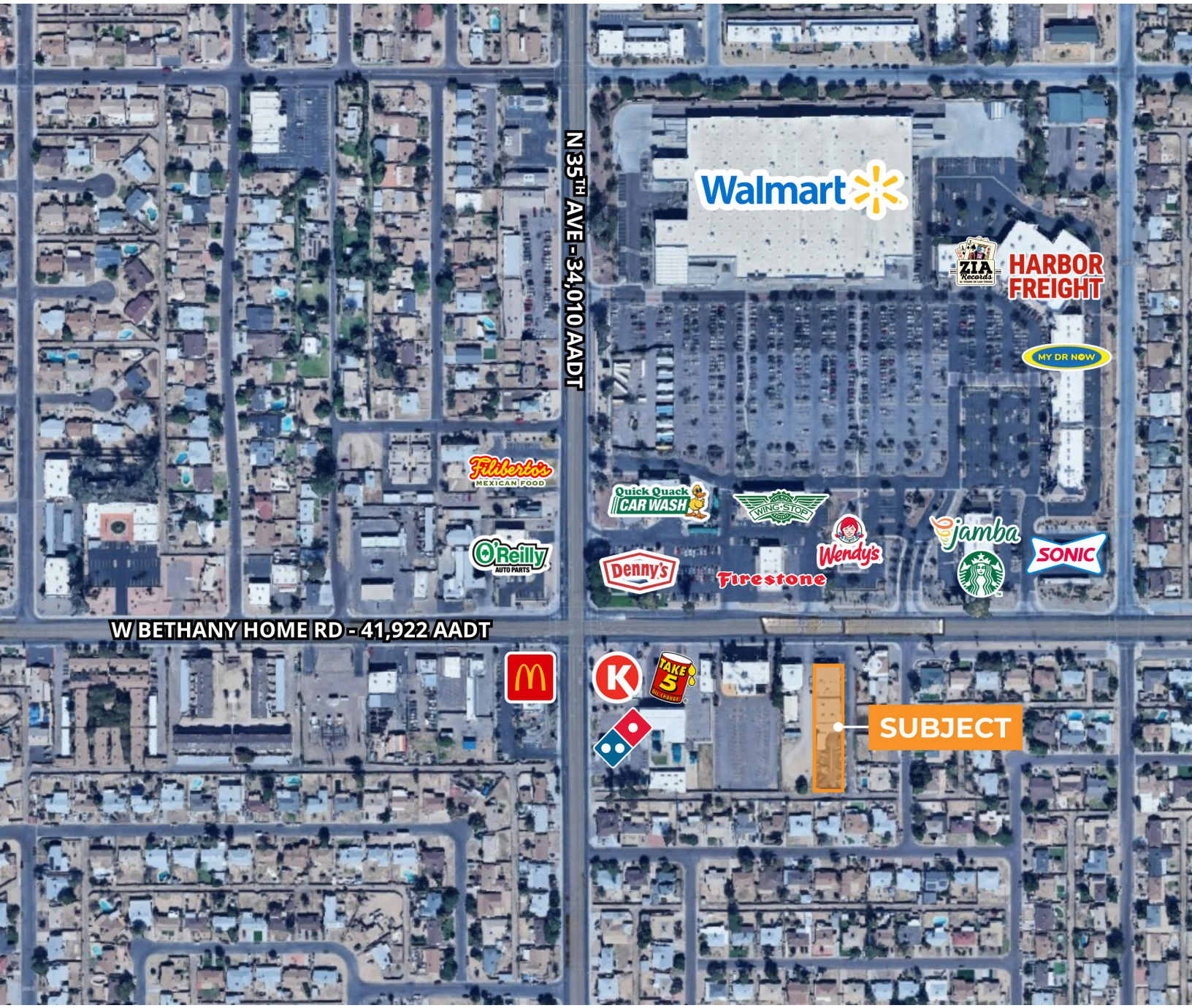
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