



Bank Building Available

NWC 51st Avenue & Indian School Road | Phoenix, Arizona
Current Tenant, Wells Fargo - to vacate January 31, 2012

±9,682 SF Building
on ±2.42 acres
Available for sale or lease

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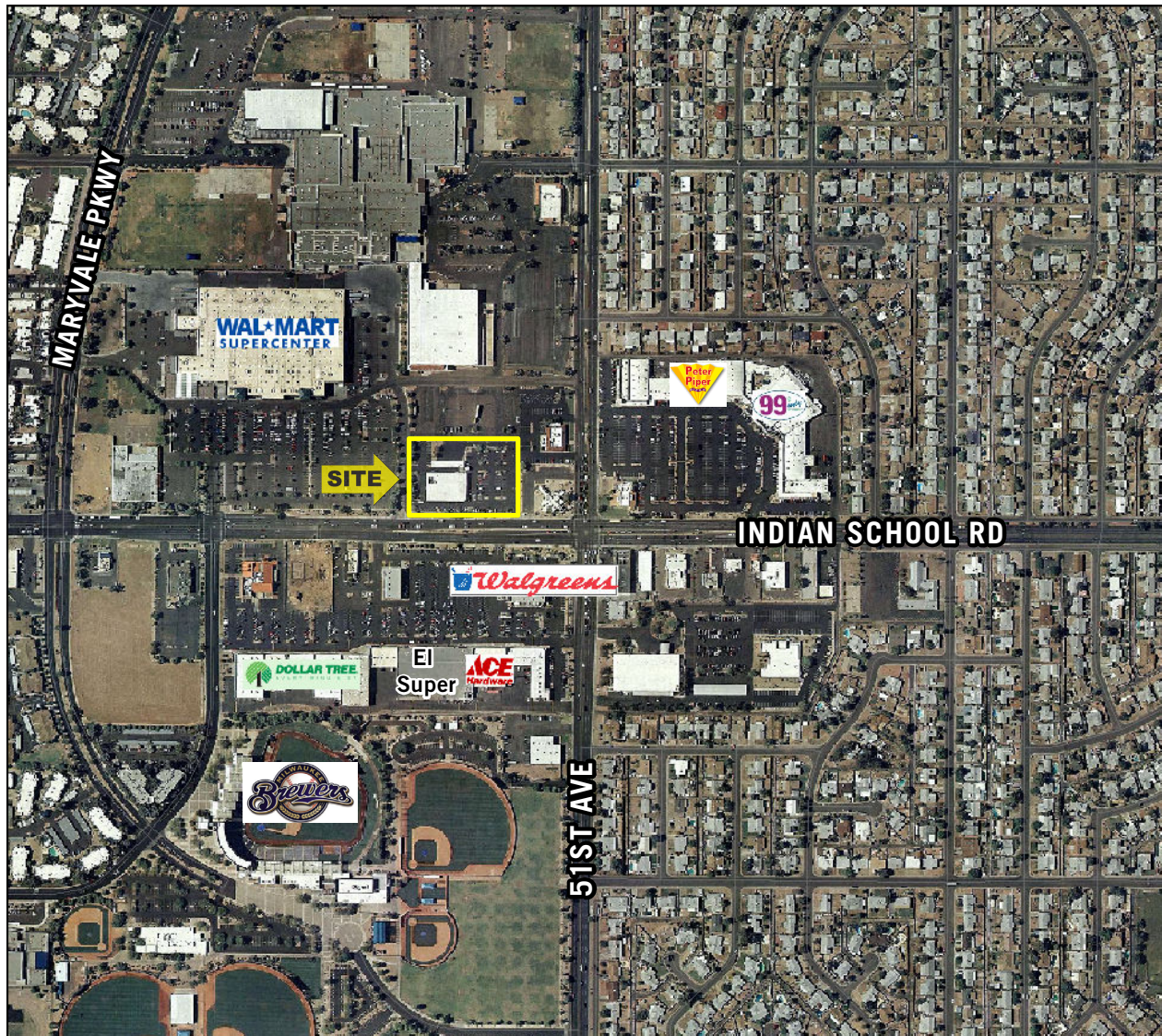
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Property Highlights:

- Seven (7) drive-through lanes
- Building site high on property to create great drive-by visibility
- Large rentable PAD area in front of Wal-Mart Supercenter
- Property Size: Land: ± 2.42 Acres, $\pm 105,629$ SF
Building: $\pm 9,682$ SF
- Price: Sale Price: \$3,250,000
Lease Value: \$195,629 Annual
- Zoning: C-2, City of Phoenix
- Parcel #: 144-44-321
- 2010 Population*

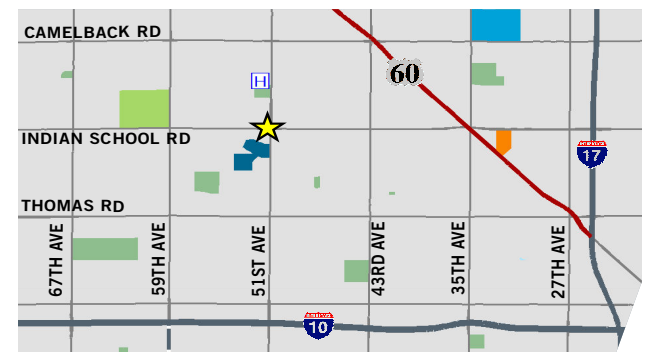
1 mile	3 mile	5 mile
25,376	237,903	490,418
- 2010 Average Household Income*

1 mile	3 mile	5 mile
\$52,852	\$51,131	\$54,255
- Traffic Counts**

North: 29,200	South: 36,900
East: 51,500	West: 42,700

* Source: Esri Business Analyst

** Source: City of Phoenix



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