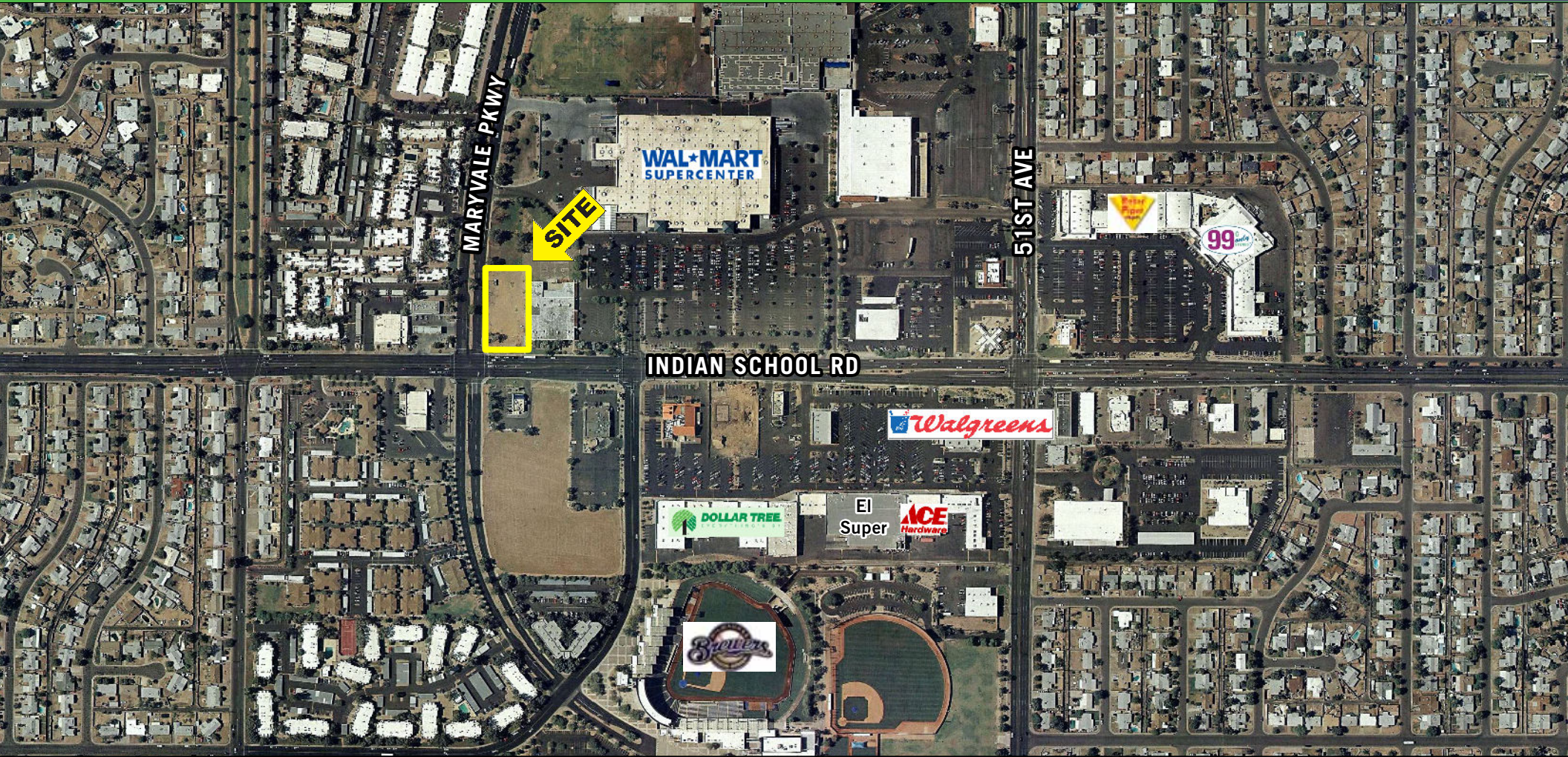


In-fill Commercial PAD Available NEC Maryvale Parkway & Indian School Road

Phoenix, Arizona



John Appelbe
Executive Vice President
602.224.4447
jappelbe@brephoenix.com

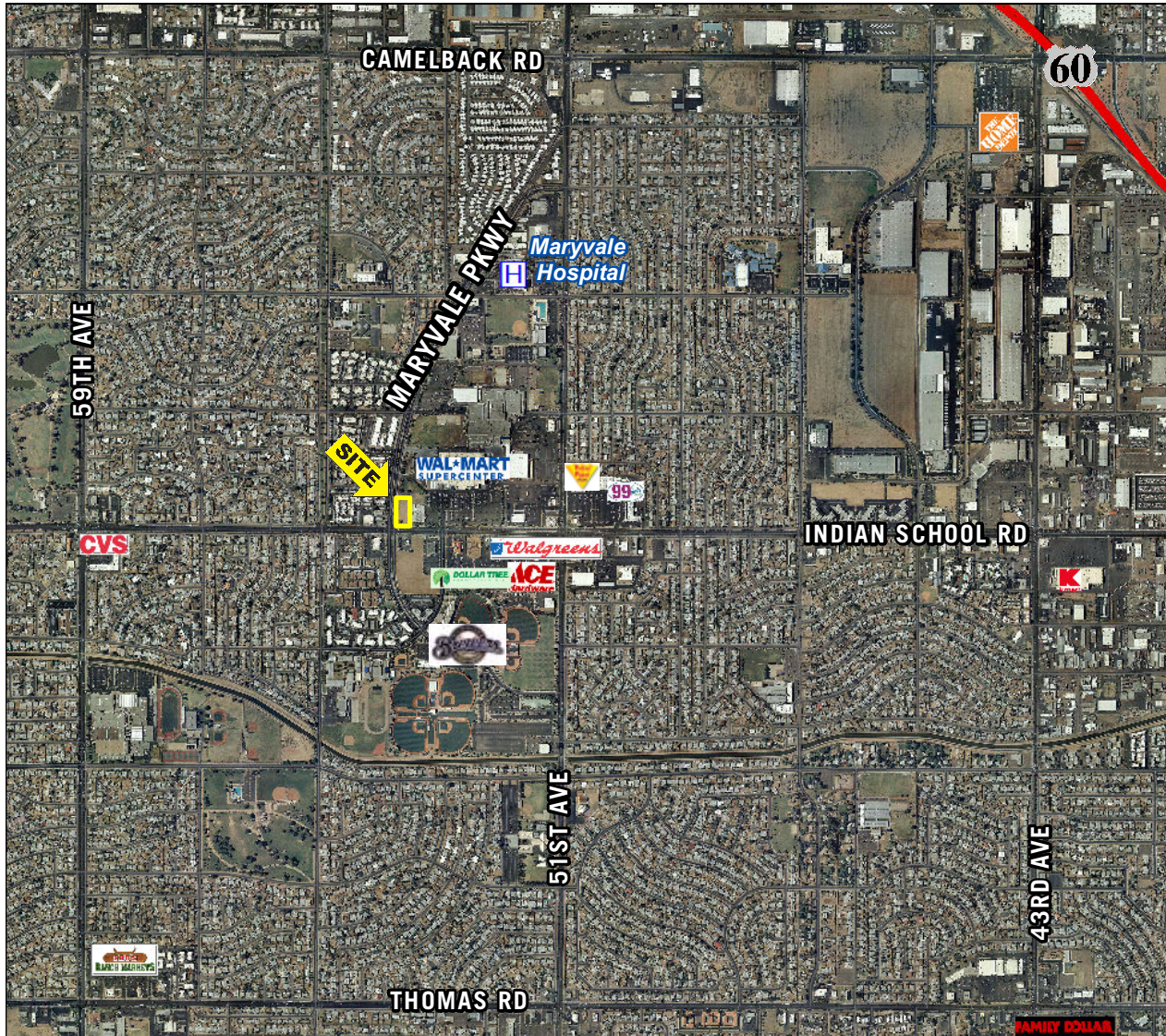
Chris Hollenbeck
Senior Associate
602.224.4475
chollenbeck@brephoenix.com

Cliff Johnston
Senior Vice President
602.224.4445
cjohnston@brephoenix.com

2375 E Camelback Rd Ste 300
Phoenix, Arizona 85016
p 602.954.9000
f 602.468.8588
www.brephoenix.com

**Cassidy
Turley** / BRE
Commercial

NEC Maryvale Parkway & Indian School Road



Property Highlights:

- Commercial property in the heart of Maryvale
 - Corner PAD at lighted intersection
 - PAD in front of Wal-Mart Supercenter
 - Property Size: 1.07 Acre / ±46,554 SF
 - Price: \$450,000
 - Zoning: C-2, City of Phoenix
 - Parcel #: 144-44-319
 - 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



John Appelbe
 Executive Vice President
 602.224.4447
 jappelbe@brephoenix.com

Chris Hollenbeck
 Senior Associate
 602.224.4475
 chollenbeck@brephoenix.com

Cliff Johnston
 Senior Vice President
 602.224.4445
 cjohnston@brephoenix.com

2375 E. Camelback Rd, Suite 300
 Phoenix, Arizona 85016
 ph: 602.954.9000
 fx: 602.468.8588
www.brephoenix.com

**Cassidy
 Turley** / BRE
 Commercial