

# ± 40,249 SF AVAILABLE FOR SALE

EAST OF THE NEC OF I-17 AND GREENWAY ROAD

## PROPERTY HIGHLIGHTS

- Close proximity to I-17 Freeway (Full Diamond Interchange)
- Zoned C-1, City of Phoenix
- Parcel #208-14-001M
- Perfect for small office or retail use
- Located on going to work side of street

## DEMOGRAPHICS

### Population (2010)

1 Mile	16,420
3 Miles	146,411
5 Miles	377,684

### Average Household Income

1 Mile	\$57,621
3 Mile	\$60,412
5 Mile	\$59,665

### Traffic Counts

N on I-17	209,855 VPD
S on I-17	202,400 VPD
E on Greenway Rd	31,800 VPD
W on Greenway Rd	29,000 VPD

