

property overview

AVAILABLE:	Pads for Ground Lease, Purchase, BTS, or RBTS
SIZE:	±3,500 SF & ±550 SF
ZONING:	C-3
PRICING:	CALL FOR PRICING

property highlights

- Bell Road offer direct access onto Piesteway Fwy (Route-51).
- Located just West from Fry's Marketplace, Esporta Fitness, Harbor Freight Tools, PNC Bank, Bikini Beans, and Chipotle Mexican Grill.



2025 TOTAL POPULATION

±288,218

5 MILE RADIUS

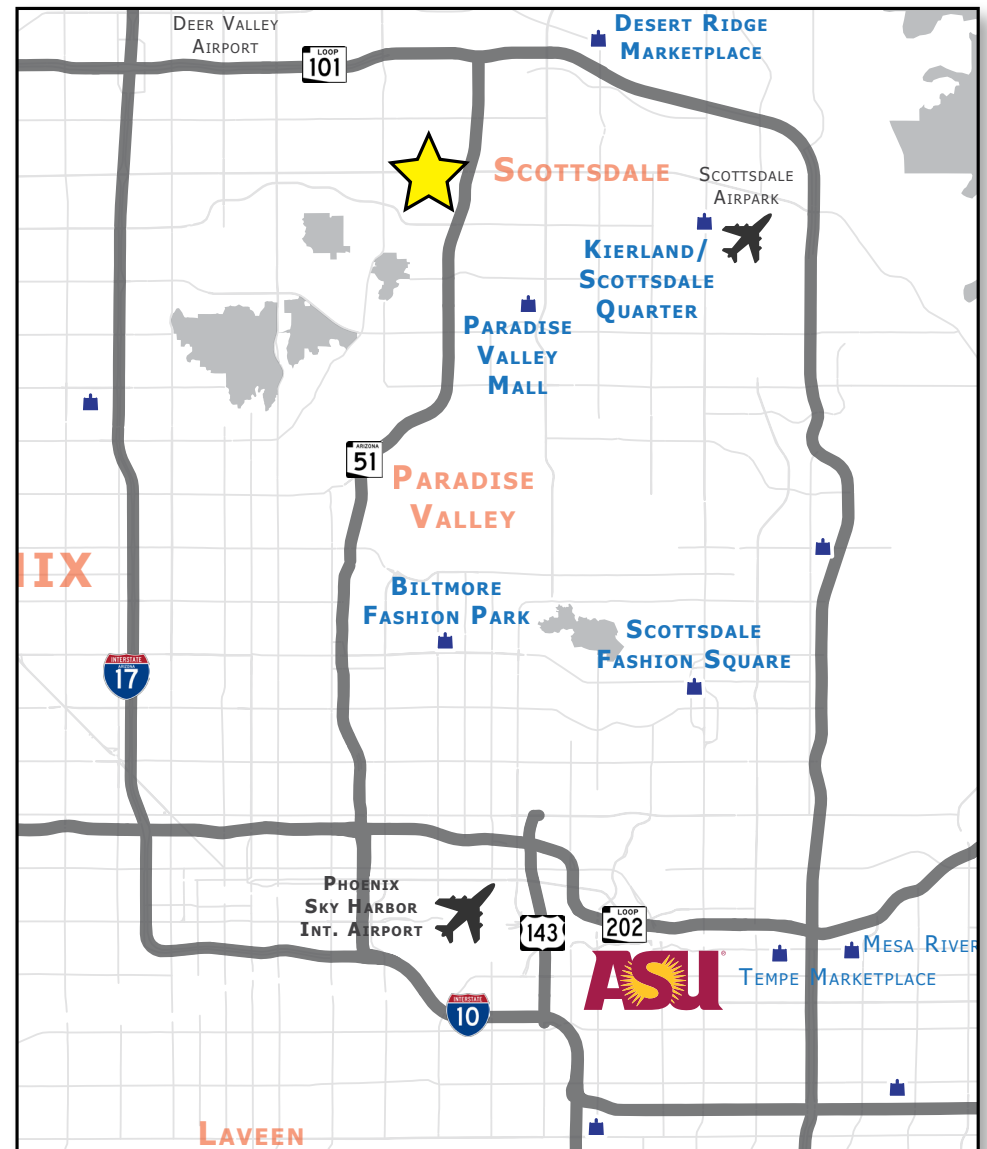


2025 DAY TIME POPULATION

±265,098

5 MILE RADIUS

neighboring tenants



traffic counts ADOT 2024

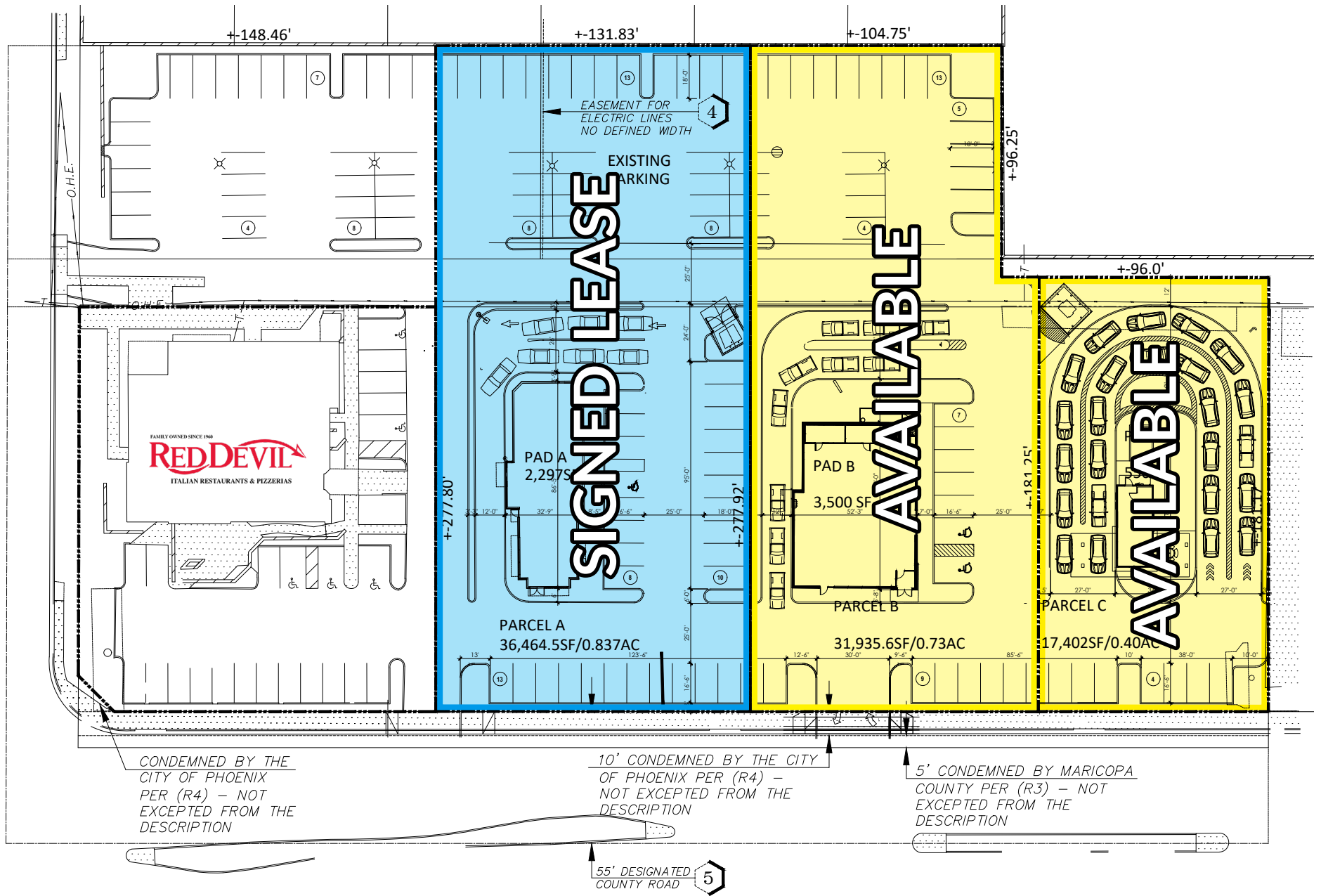
32nd St

N ±21,986 VPD (NB & SB)
S ±24,734 VPD (NB & SB)

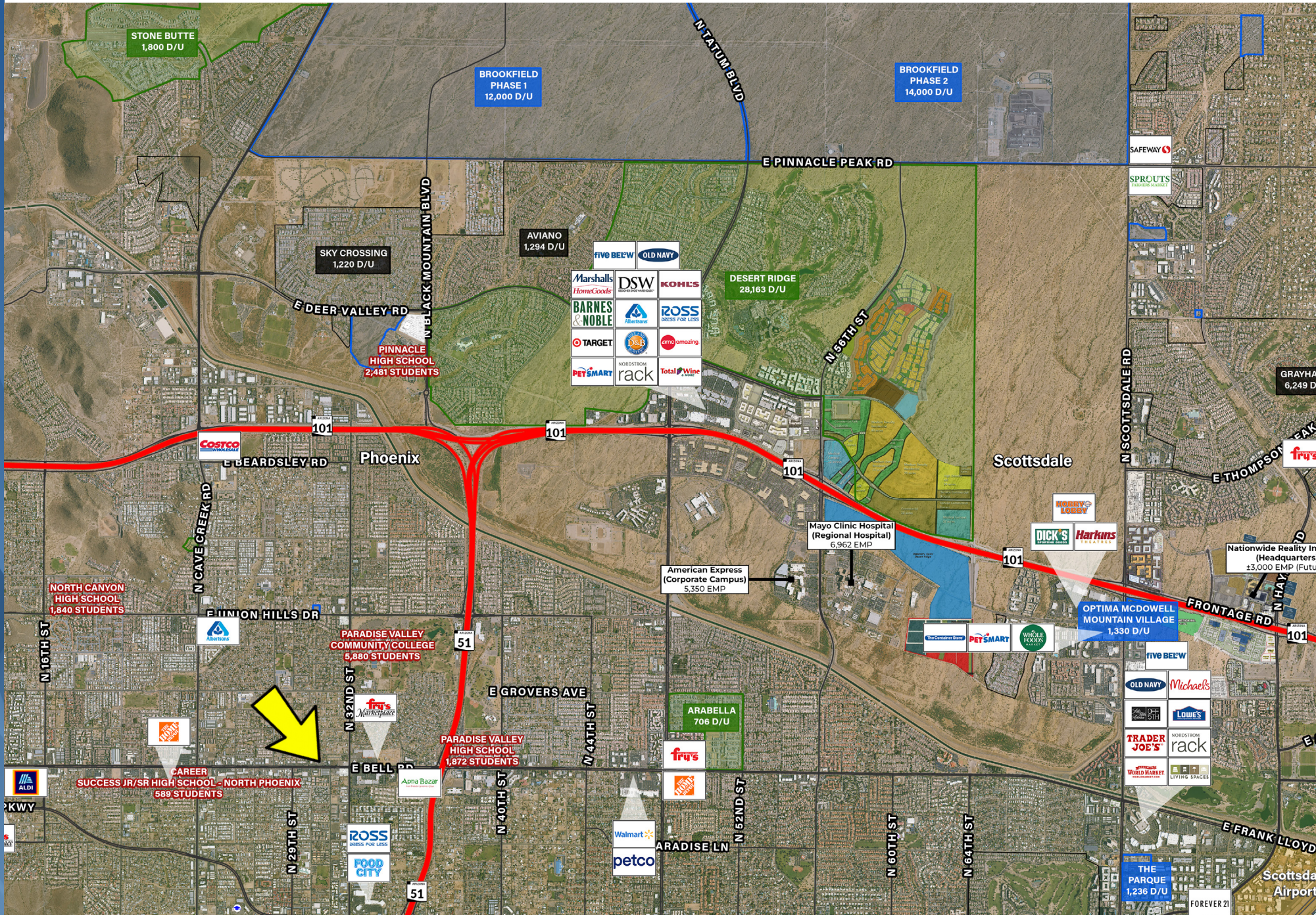
Bell Rd

E ±50,118 VPD (EB & WB)
W ±54,117 VPD (EB & WB)

site plan

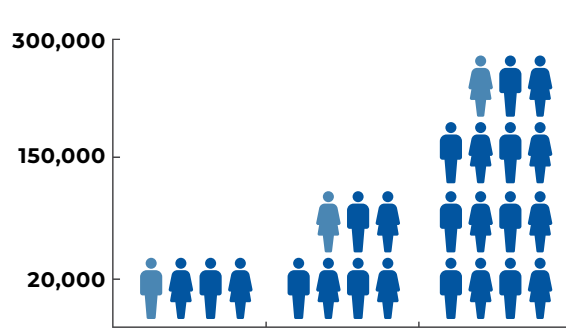


wide aerial



demographics overview

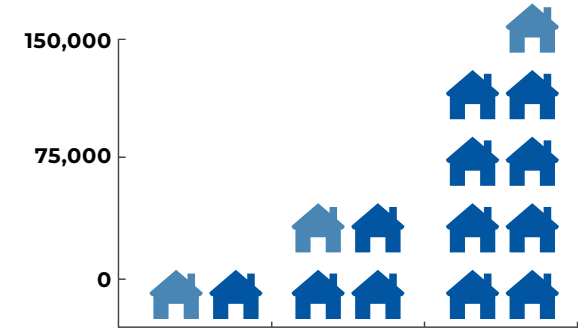
ESRI 2024



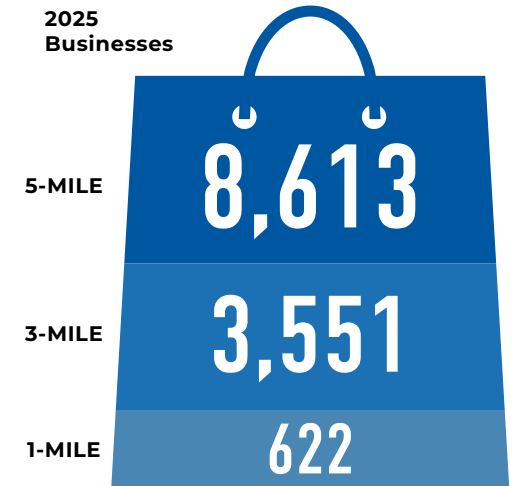
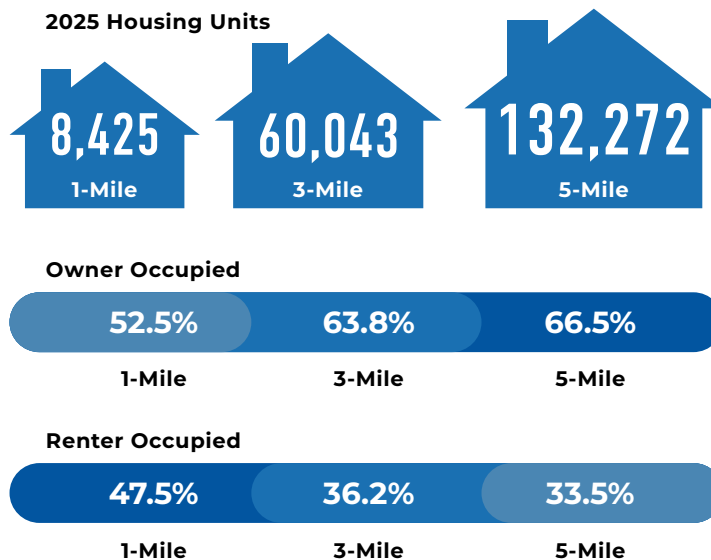
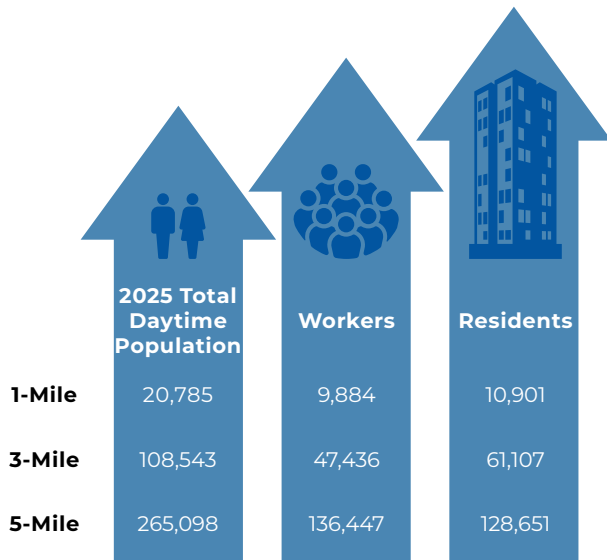
	1-Mile	3-Mile	5-Mile
2025 Total Population	21,018	137,163	288,218
2030 Total Population	21,595	137,122	291,788



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$64,538	\$84,068	\$32,301
3-Mile	\$89,576	\$121,246	\$50,511
5-Mile	\$100,060	\$137,825	\$58,339



	1-Mile	3-Mile	5-Mile
2025 Households	7,964	57,069	122,043
2030 Households	8,293	57,607	125,216





EXCLUSIVELY LISTED BY

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