

**FOR SALE**

**9002 N 47th Ave  
Glendale, AZ**

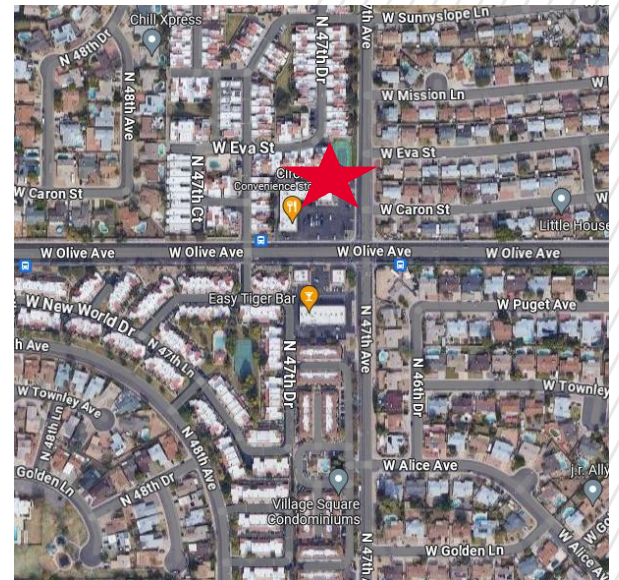


**PROPERTY HIGHLIGHTS**

- Freestanding retail located in a neighborhood retail strip center.
- Densely populated trade area.
- Located at busy intersection with entrances from Olive Ave and 47th Ave.

<b>BUILDING SF</b>	2,400
<b>LAND SF</b>	11,160
<b>YEAR BUILT</b>	1974
<b>PARKING</b>	11 Spaces
<b>TRAFFIC COUNTS</b>	58,224 VPD

<b>SIGNAGE TYPE</b>	Monument
<b>1-MILE (POP.)</b>	20,975
<b>3-MILE (POP.)</b>	184,571
<b>AVG. INCOME</b>	\$86,864
<b>SPACE USE</b>	General Retail



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### Summary

Freestanding retail located in strip center. Strip center is at the intersection of Olive Ave and 47<sup>th</sup> Ave, a busy intersection surrounded by residential neighborhoods and other retail centers.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	148-08-002M
<b>2022 RE TAXES</b>	3,805.5
<b>ZONING</b>	C-1



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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