

FOR SALE > ±1.14 ACRES OF VACANT LAND

WSWC 51st Ave & Southern Ave

PHOENIX, ARIZONA



PRICED TO SELL \$275,000

Features

- > Parcel 104-79-002K
- > Lot SF 49,723
- > Zoned C-2
- > One mile from proposed Loop 202 Freeway
- > 163' frontage on Southern Avenue
- > Two miles from Super Walmart power center

Traffic Counts

51st Avenue	31,269 VPD
Southern Avenue	31,239 VPD
TOTAL	62,508 VPD

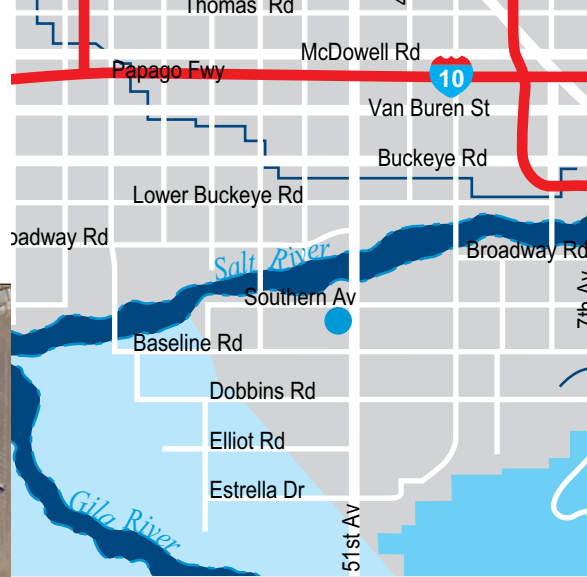
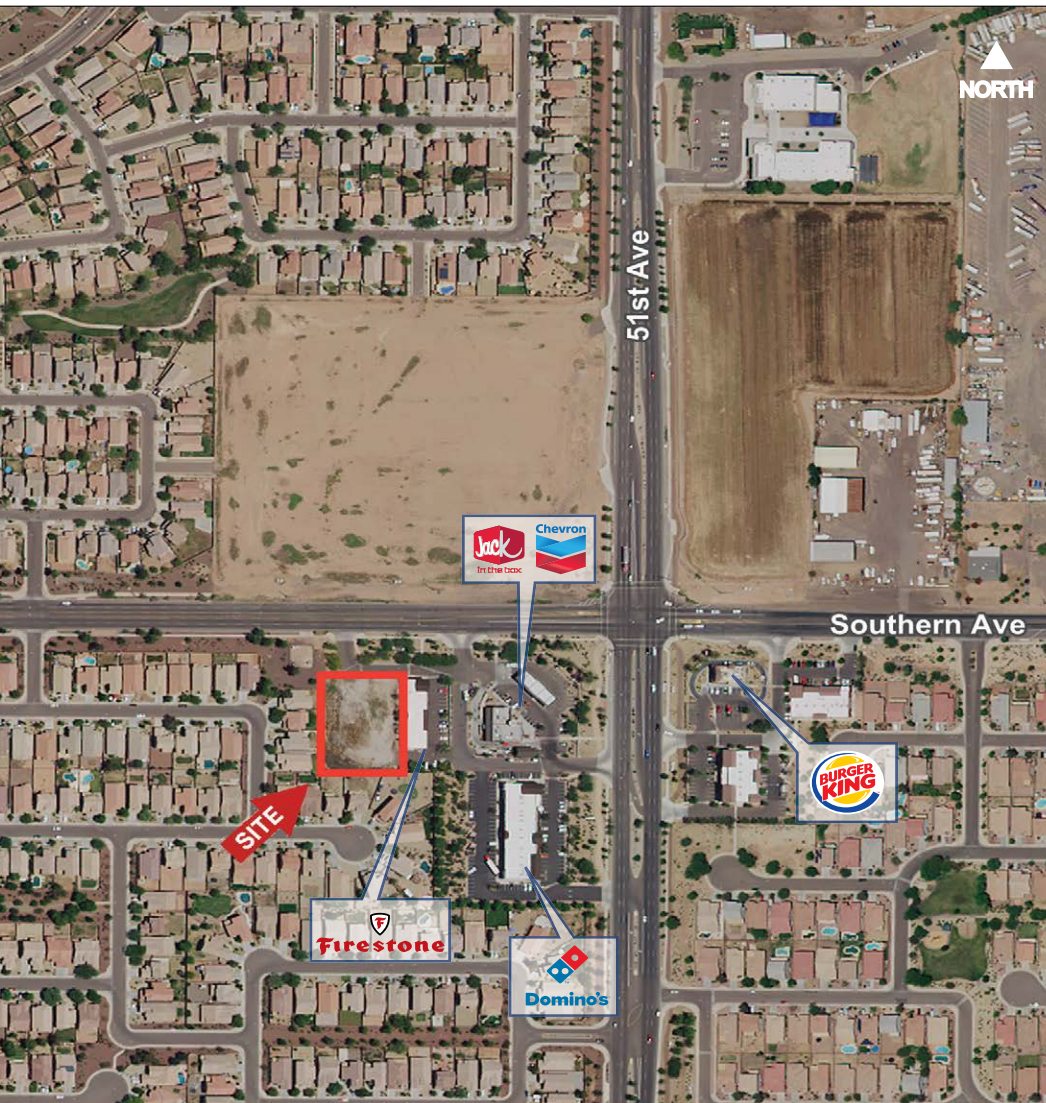
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COLLIERS INTERNATIONAL
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WSWC 51st Avenue & Southern Avenue | Phoenix, Arizona



Contact Us

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Demographics

	1 Mile	3 Mile	5 Mile
2017 Population	12,218	63,069	150,925
2022 Projected Population	14,949	75,097	173,595
2017 Average Household Income	\$75,373	\$73,908	\$63,041
2017 Daytime Population	8,748	49,712	151,198