

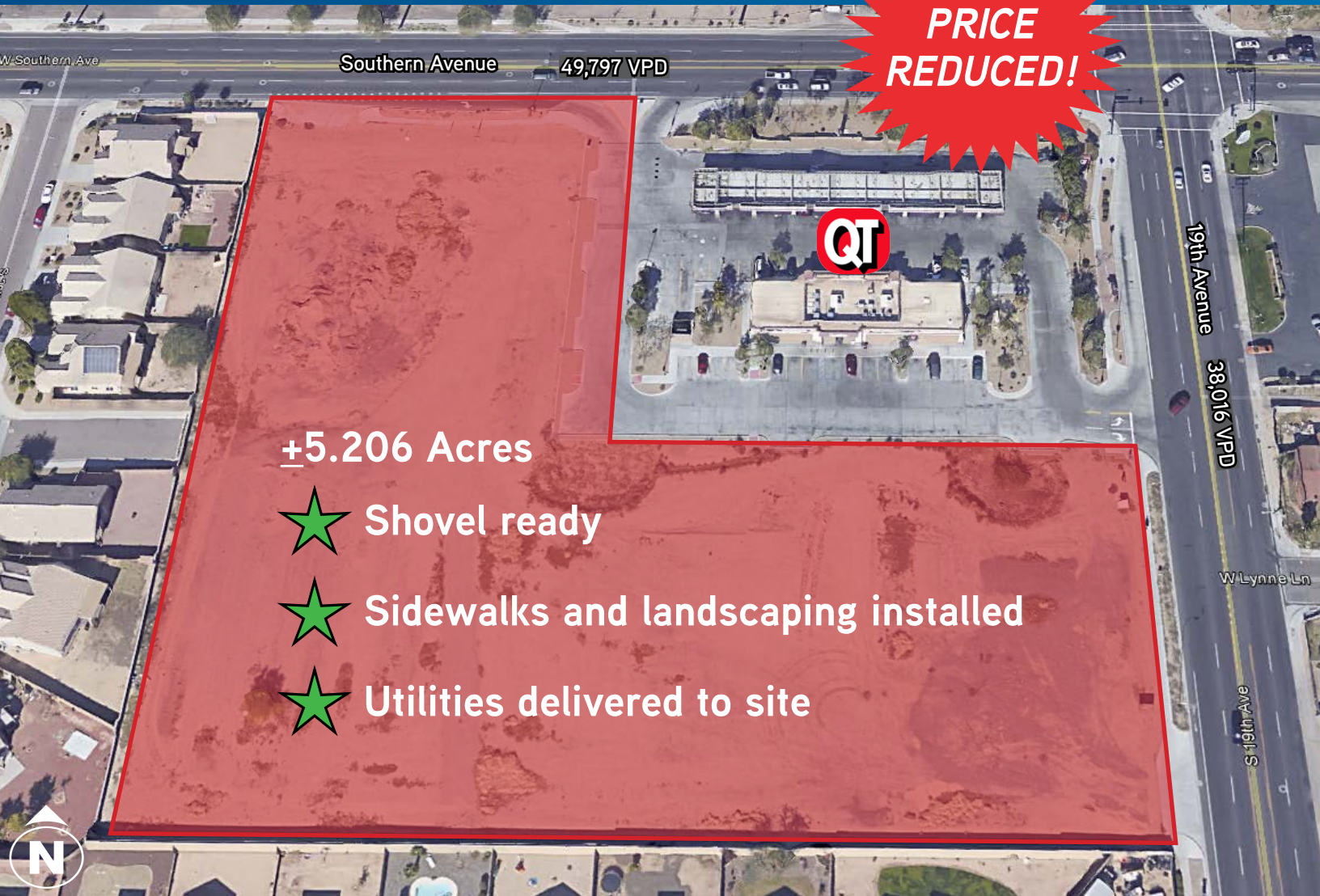
South Mountain Village



LAND FOR SALE

SWC OF 19TH AVE & SOUTHERN AVE, PHOENIX, AZ

**PRICE
REDUCED!**



Highlights

- Excellent development site
- One of metropolitan Phoenix's fastest growing areas
- Proximity to I-10 and I-17
- Great opportunity to enter this underserved trade area
- Aggressive sales pricing
- Zoned C-1

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Land For Sale

SWC OF 19TH AVENUE AND SOUTHERN AVENUE, PHOENIX





134,000 VPD

151,000 VPD

196,800 VPD

7th St

16th St

24th St

10

Best Buy

32nd St

LLAR GENERAL

SAFeway

FAMILY DOLLAR

Target
fry's
LA FITNESS
ROSS
DRESS FOR LESS
ACE
The helpful place.
Applebee's
Jack
SUBWAY

LEGACY
Golf Club

RAVEN
GOLF CLUB

ANYTIME FITNESS

Walgreens
McDonald's

PETSMART
Walmart
Market

CVS
pharmacy

K
kmart
DISCOUNT
CIRCUIT

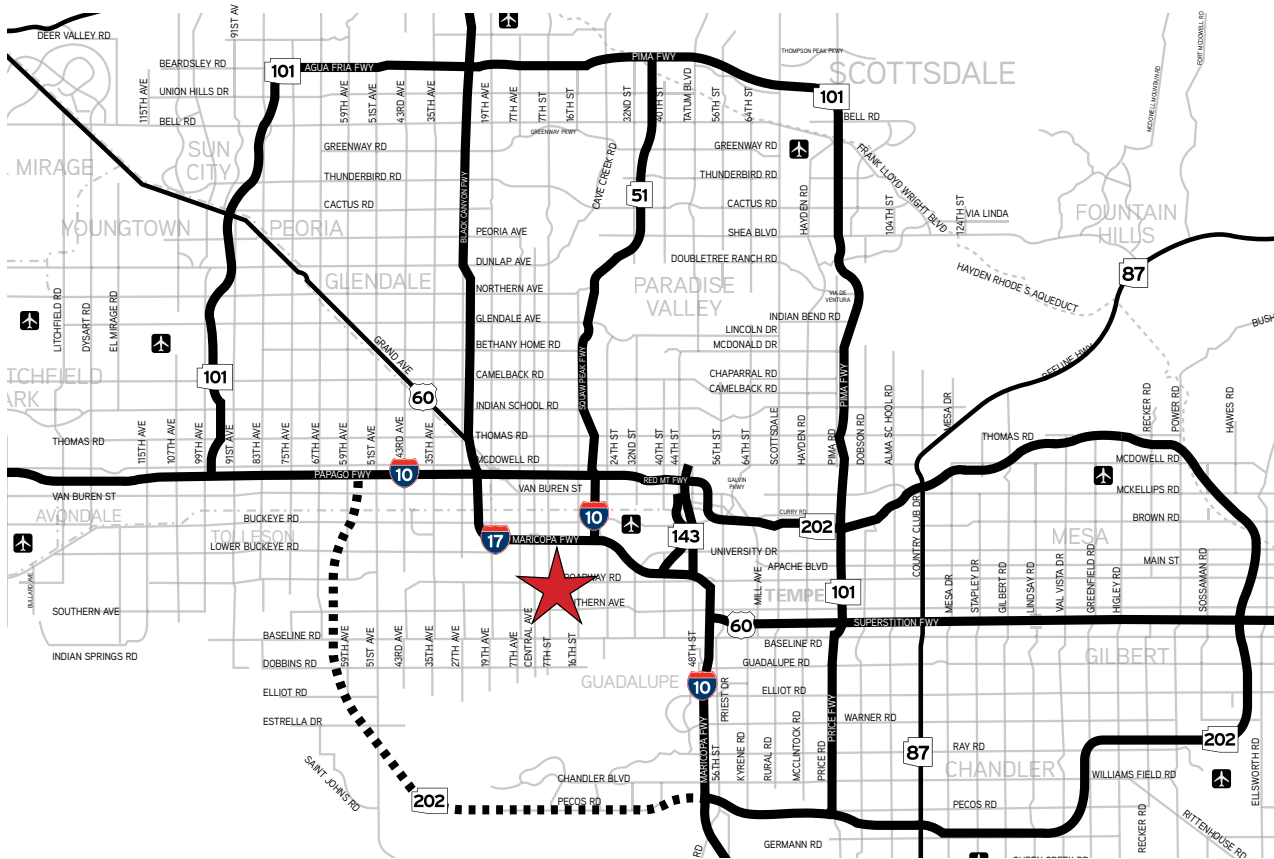
fry's
SUBWAY
BURGER KING
TACO BELL

BIG TIRES

Shell

Walgreens

LAND FOR SALE - SWC OF 19TH AVE & SOUTHERN AVE, PHOENIX



DEMOGRAPHICS

Description	1 Mile	3 Miles	5 Miles
2016 Total Population	20,362	98,882	199,560
2016 to 2021 Population Change	13.83%	12.12%	11.05%
2016 Average Household Income	\$51,650	\$53,673	\$56,202
2016 Households	5,173	24,731	54,208
Total Daytime at Home Population	13,087	66,264	131,413
Total Daytime Population	14,417	92,283	299,170

TRAFFIC COUNTS

	East	West
Southern Avenue	26,864	24,933
	North	South
19th Avenue	21,490	16,526

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