GOING TO WORK PAD OPPORTUNITY ON BELL ROAD AT THE I-17 FREEWAY ONRAMP



Ground Lease Pad on Bell Road

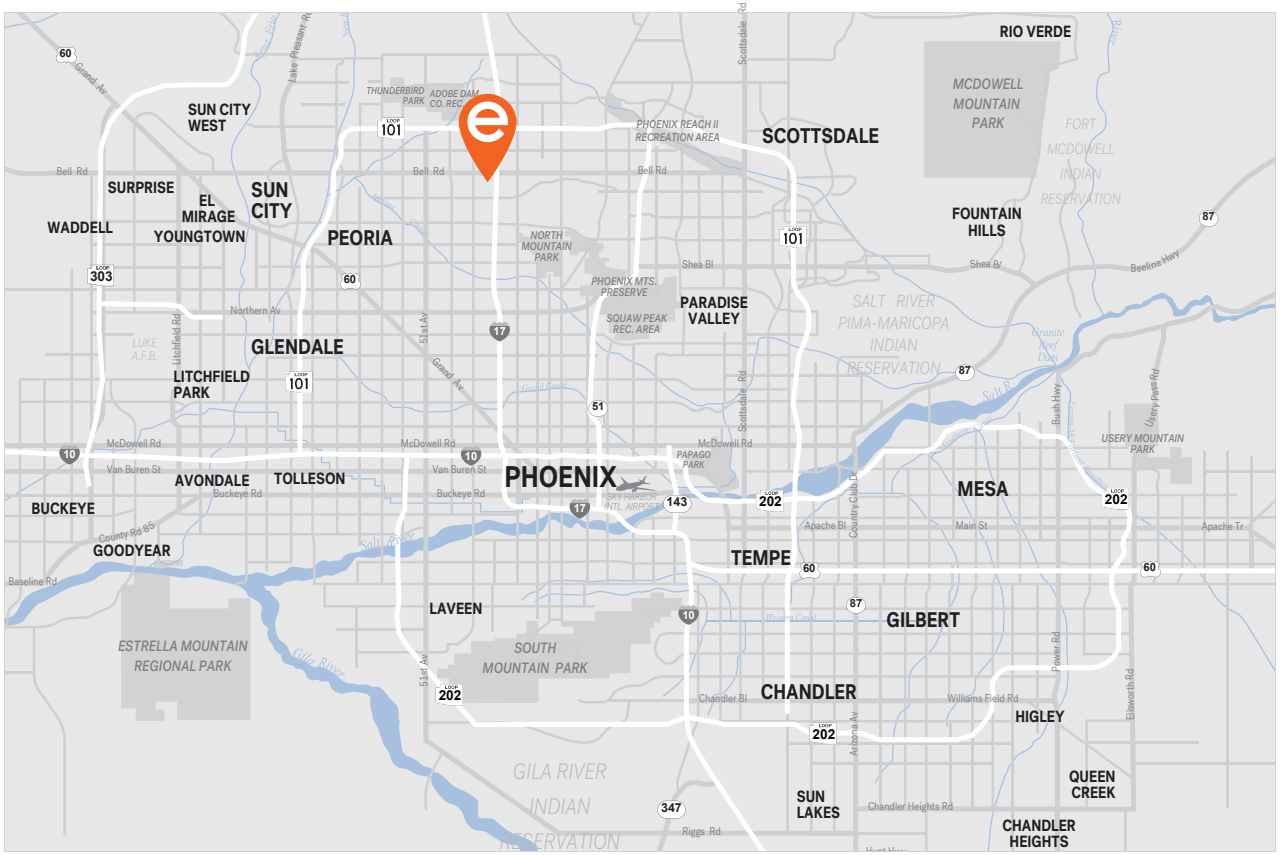
SWC Bell Road & I-17 Freeway, Phoenix, AZ 85053

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LOCATION

2717 W Bell Rd
Phoenix, AZ 85053

SIZE

±6,092 sf - building
±.77 ac - pad
±33,933 - land

ZONING

Commercial (PSC, Phoenix)

TRAFFIC COUNTS

55,140 CPD	164,822 CPD
Bell Rd	Interstate 17

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	15,917	145,346	332,659
DAYTIME POPULATION	17,551	138,556	344,576
MED HH INCOME	$70,778	$69,556	$69,939

AREA RETAILERS

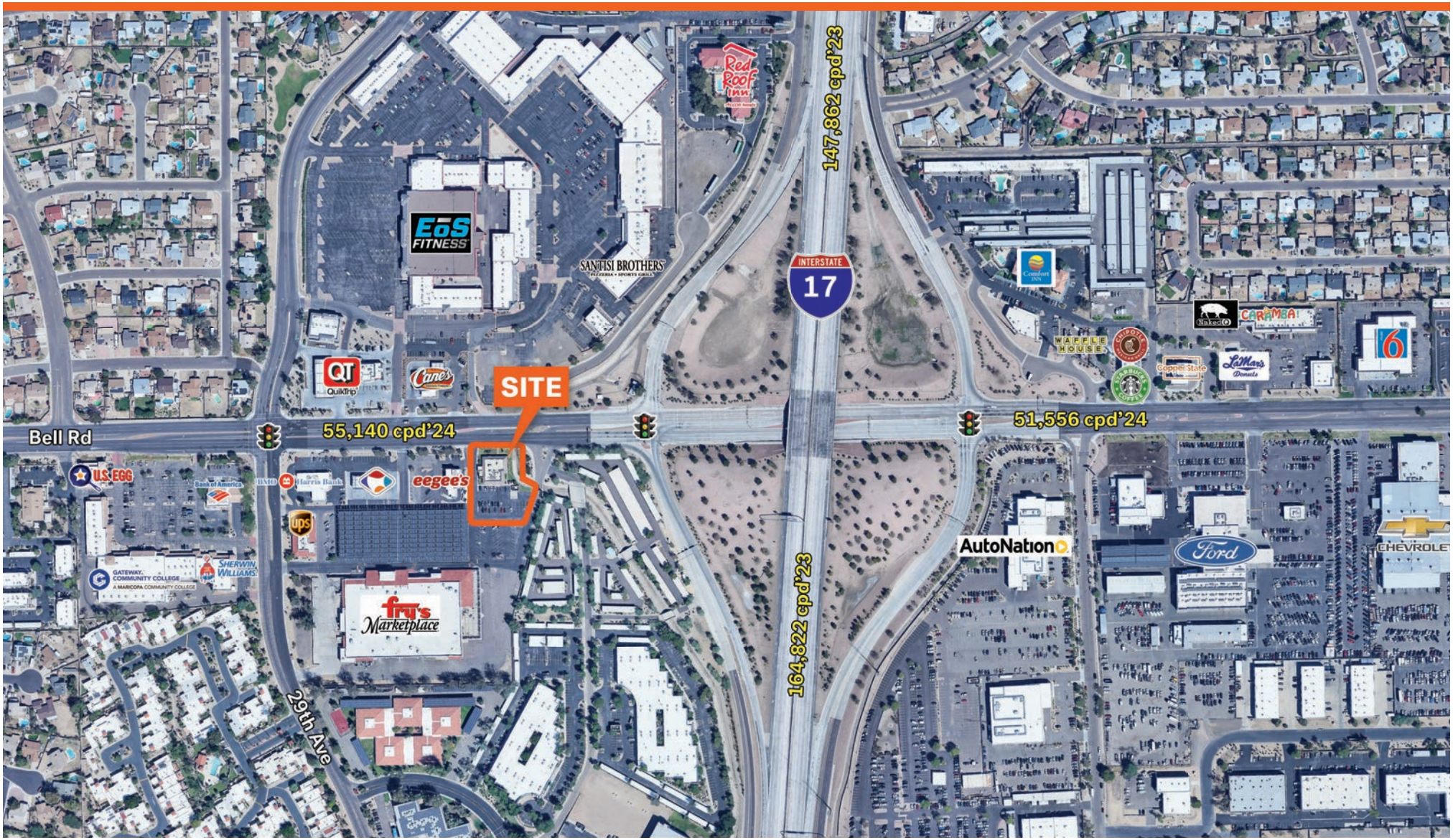
Fry's Marketplace, EOS Fitness, Raising Cane's Chicken Fingers, QuikTrip, Santisi Brothers, BMO Harris Bank, UPS Store, Bank of America, US Egg, Sherwin Williams, Gateway Community College

PROPERTY INFORMATION

- Second generation restaurant space at extremely busy intersection
- Bell Road frontage
- Going to work side of street with immediate access to the Interstate 17 freeway
- Available for Lease or Ground Lease

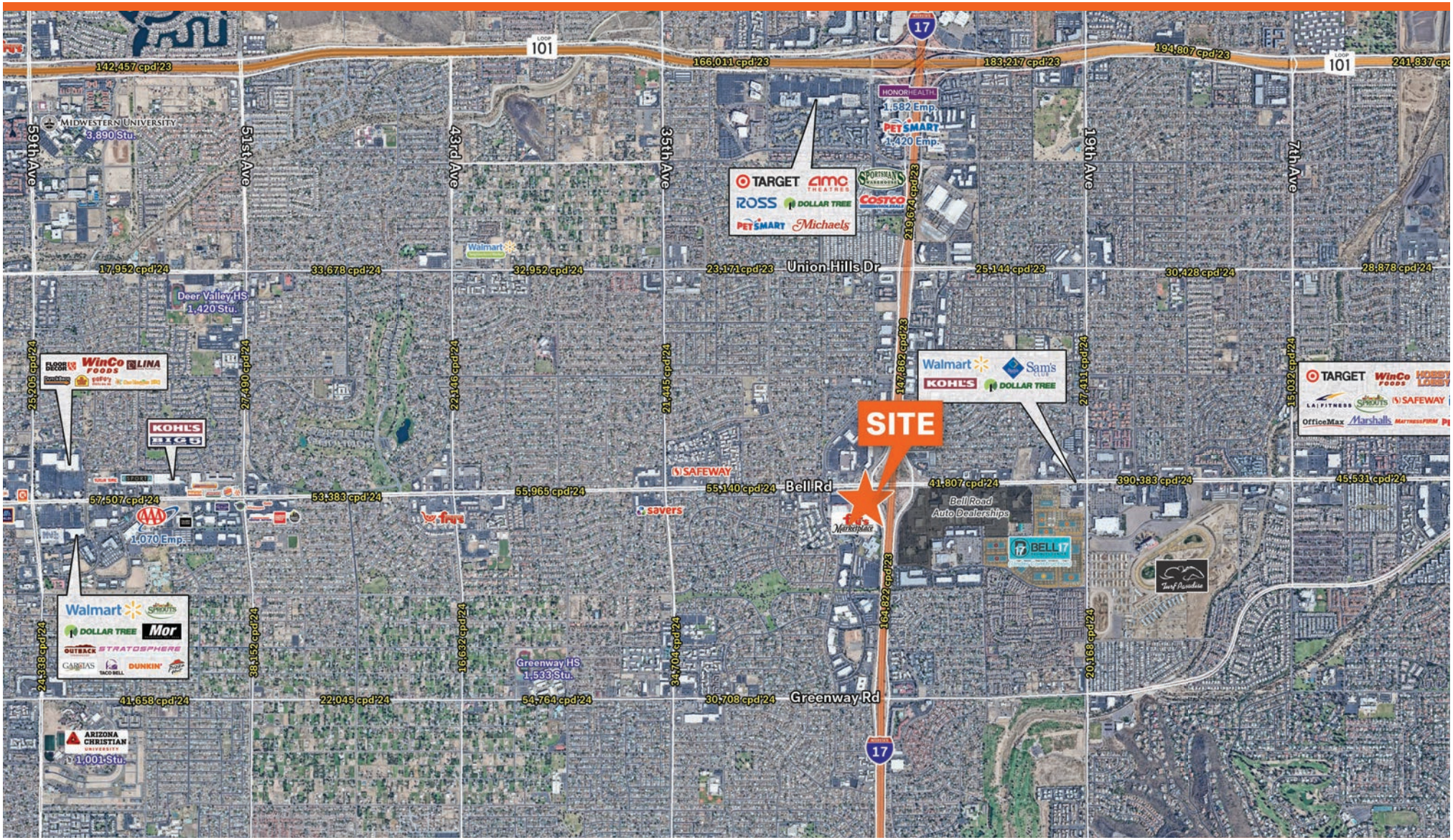
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