



AVAILABLE FOR LEASE

1,500 SF FORMER BUFFALO WILD WINGS

1275 E BELL RD. SUITE 130 PHOENIX, AZ 85022

COMMON BOND

— DEVELOPMENT GROUP —

# PROPERTY SUMMARY



- **EXCELLENT VISIBILITY**

On highly trafficked Bell Road, just off the signalized corner of 12<sup>th</sup> Street & Bell Road (47,710 VPD)

- **ADJACENT TO FRY'S MARKETPLACE & FUEL CENTER**

Neighboring a Fry's Marketplace and Fuel Center (that's within the top 5 producing locations in Arizona)

- **DENSE RESIDENTIAL AREA**

Located within 1 mile from over a dozen high density residential projects, the site is well positioned to benefit from 360K+ residents living minutes away

- **PRIMARY RETAIL INFILL CORRIDOR**

Property is surrounded by national retailers including Target, Home Depot, Ross, Hobby Lobby, Marshalls, Walgreens Chase Bank, Sprouts and many others

- **NEAR MASSIVE NEW DEVELOPMENT**

Located within 3 miles from Bell 17 Business Park, an 83-acre master-planned business park that looks to add over 800,000 SF of mixed-use commercial space





# INTERSECTION AERIAL



## AREA DEMOGRAPHICS

### POPULATION

5-Mile	Year	Population
	2010	335,140
	2020	409,647
	2025	453,411

### AVERAGE HH INCOME

Year	Radius	Average HH Income
2020	1-MILE	\$42,667
	3-MILE	\$57,496
	5-MILE	\$57,783

### DAYTIME EMPLOYEES

Year	Radius	Daytime Employees
2020	1-MILE	57,041
	3-MILE	183,095
	5-MILE	320,779

CALL FOR PRICING



CONTACT

ALEX CLARK  
aclark@commonbonddg.com  
602.478.6115

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