



3409 WEST BETHANY HOME ROAD

PHOENIX, ARIZONA 85017

4,470 - 8,891 Square Feet Available

\$1.50 Per Square Foot, MG

Large Monument Signage Available

12,500 Square Foot Block Wall Lot

100% HVAC

400 Amps of Power

Great Visibility on Bethany Home Road

Across From Walmart, Bethany Towne Center Retail

10' Roll-Up Door With Covered Loading

36 Parking Spaces

High Traffic Intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	28.0	32.8	34.1
POPULATION:	31,200	218,083	551,105
AVERAGE HH INCOME:	\$76,437	\$73,900	\$82,261

TRAFFIC COUNTS	AADT
BETHANY HOME RD:	41,922
35TH AVE:	34,010

ZONING	C-2
--------	-----

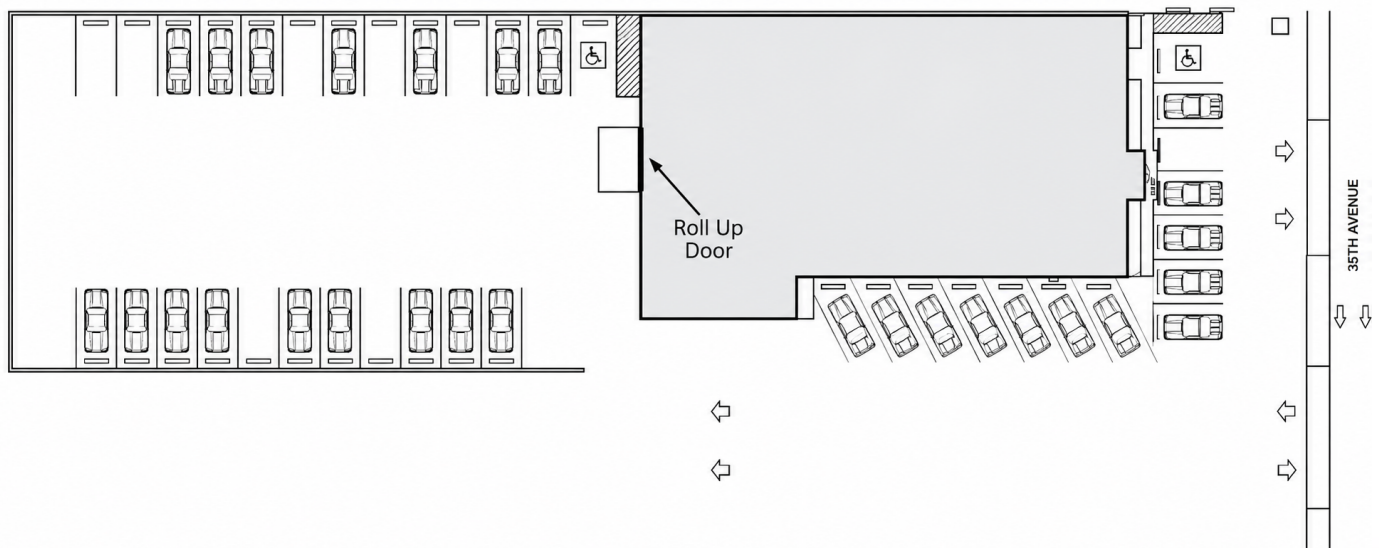
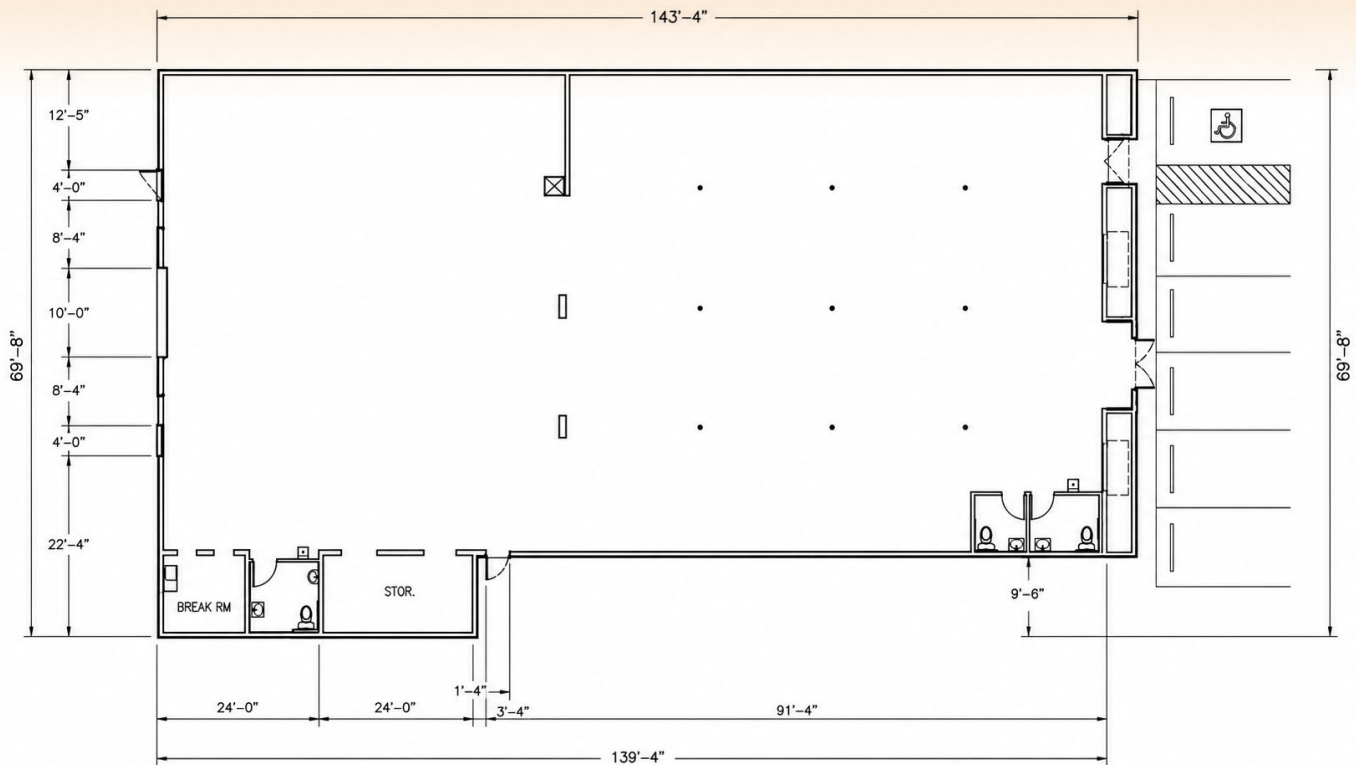
Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President
623.692.9435
matt@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

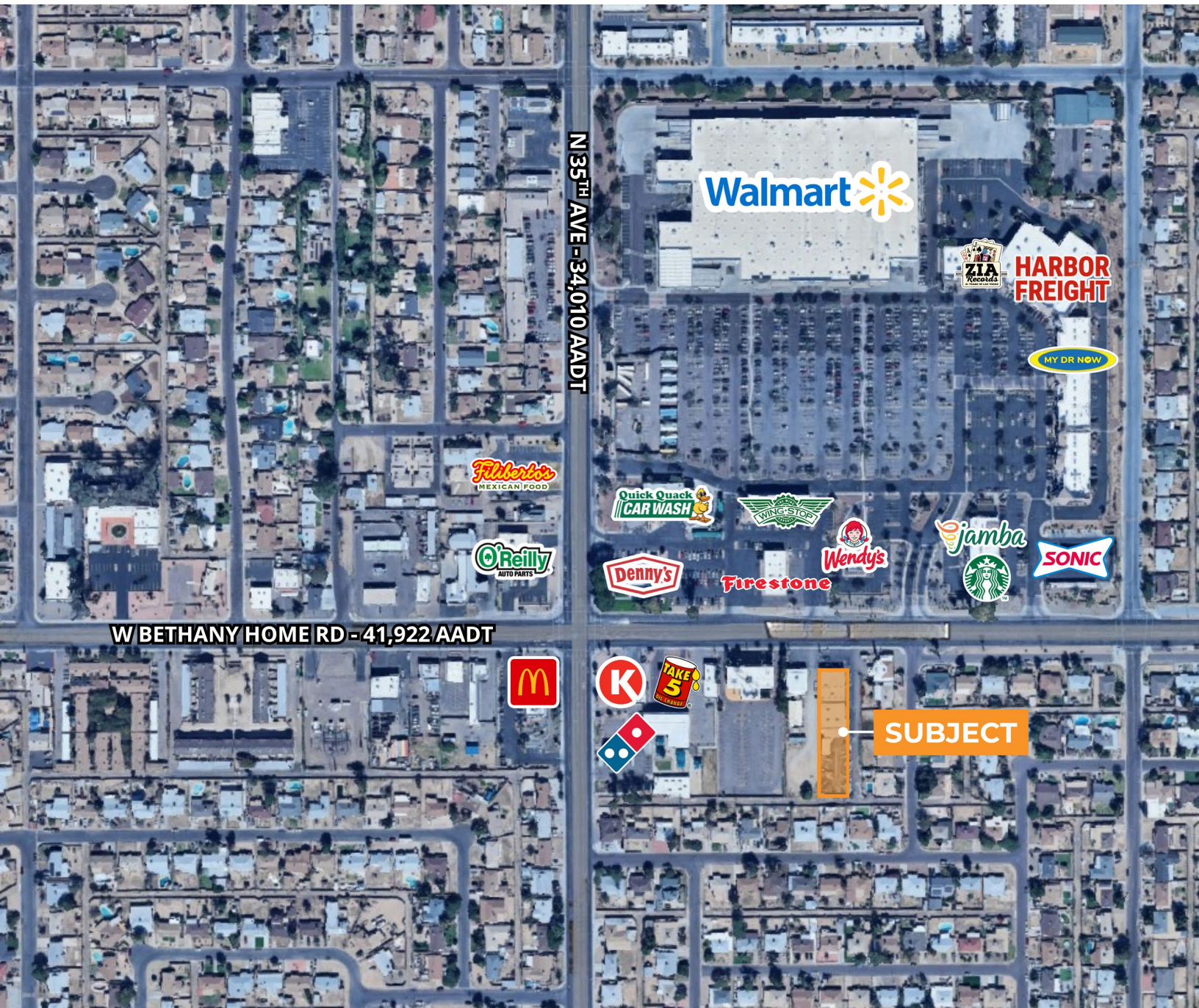
1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President
623.692.9435
matt@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com