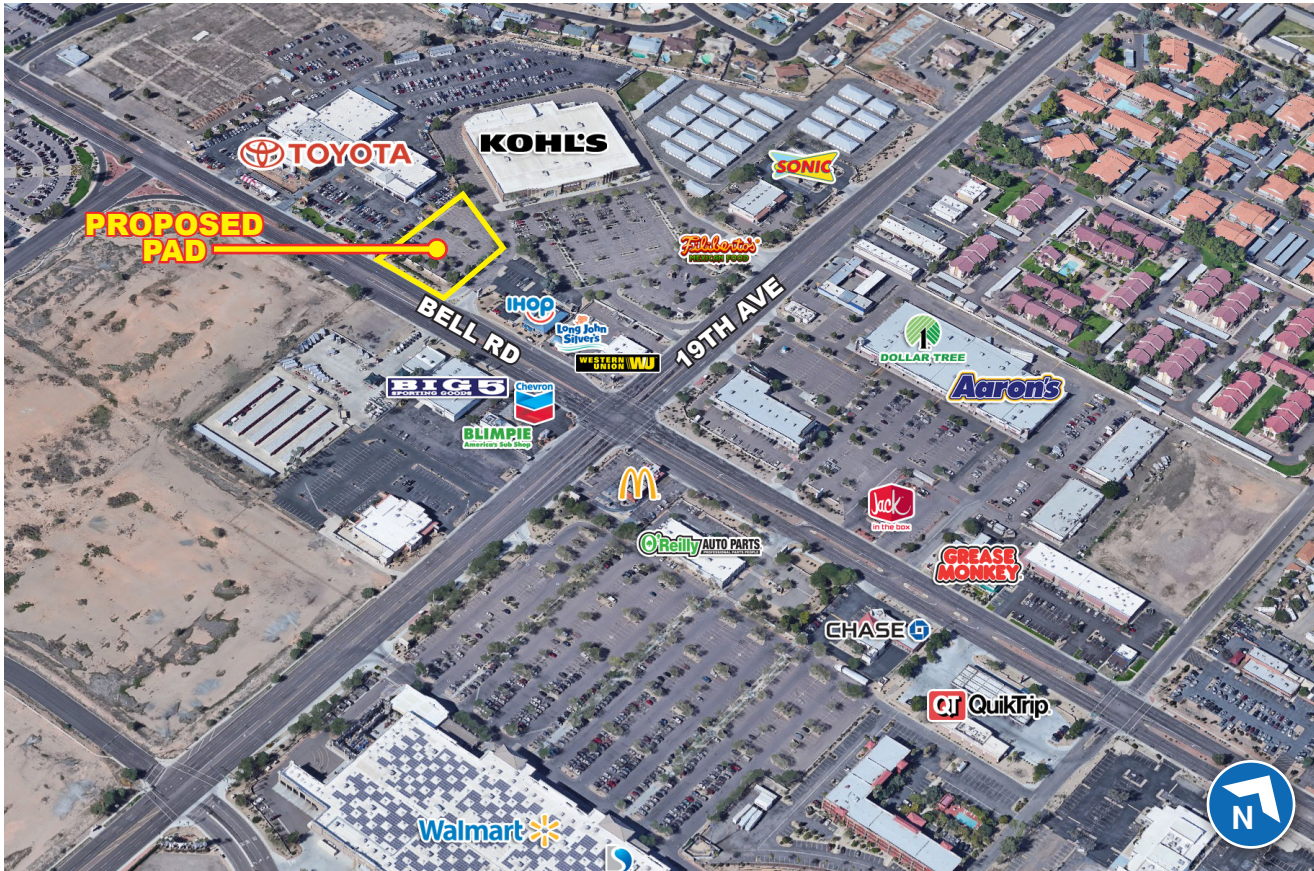


KOHL'S ANCHORED PAD SITE

PHOENIX, AZ 85023 | 17232 N 19TH AVE | NWC 19TH AVE & BELL RD | NORTH PHOENIX #638



- Highly-visible junior box location
- Just a ½-mile from Interstate 17
- Good population density with middle class neighborhoods
- The Walmart and Sam's Club combo across the street expands the trade area

DEMOGRAPHICS:

	3 MILES	5 MILES	7 MILES
2018 Population	149,946	336,994	612,589
2018 Total Workers	77,770	166,360	263,660
2018 Average HH Income	\$70,180	\$68,931	\$76,174
2018 Median HH Income	\$53,248	\$52,731	\$56,833

TRAFFIC COUNTS:

N	±28,041 VPD
S	±19,815 VPD
E	±41,321 VPD
W	±40,505 VPD

AVAILABILITY:

APPROX. 1.22 ACRES

USE RESTRICTION:

CALL FOR DETAILS

ZONING:

C-2, CITY OF PHOENIX

GROUND LEASE RATE:

CALL FOR DETAILS

AREA ANCHORS:

Walmart 



DAN GARDINER
602.734.7204
dgardiner@pcaemail.com

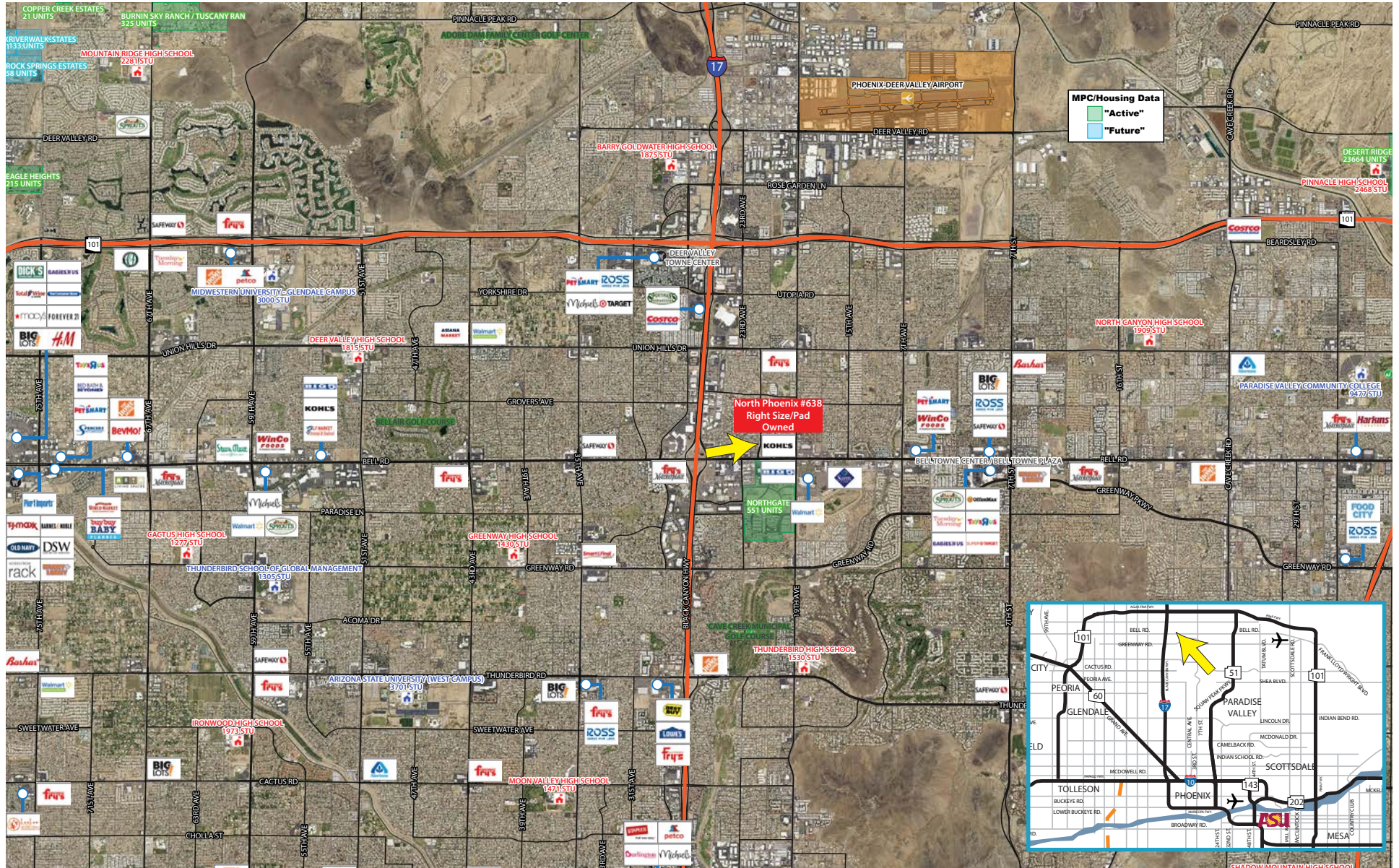
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