



For more information, please contact:

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FOR SALE OR LEASE

Bethany Square Shopping Center

4216-4242 W Bethany Home Rd | Glendale, AZ



PROPERTY FEATURES

AVAILABLE

- 3AC Potential Redevelopment For Sale
- NORTH BUILDING - 14,720 - 65,000 SF
- SOUTH BUILDING - 1,200 - 3,400 SF

SITE

- Potential Industrial/Flex Space
- Great for Industrial, Medical, Education, Retail on Existing GLA
- Redevelopment Opportunity near Grand Ave and I-17 Freeway
- 1 Mile from Walmart and other national co-tenants
- Less than 1-mile from Grand Canyon University
- High traffic counts at intersection
- Ample parking



POPULATION 2020

1 Mile	3 Mile	5 Mile
28,362	212,030	544,862



POPULATION 2025

1 Mile	3 Mile	5 Mile
29,949	223,155	574,031



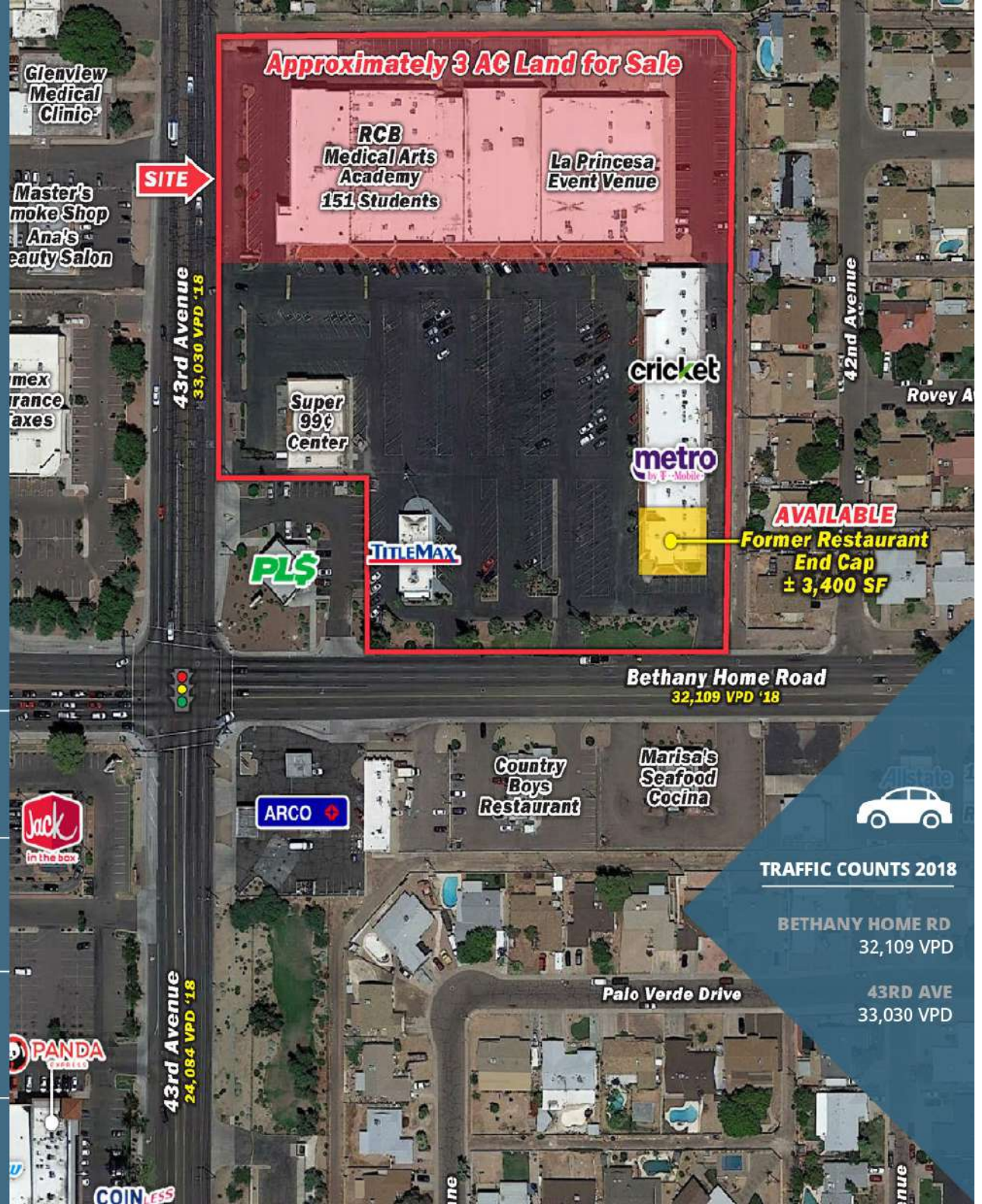
AVG. HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$48,643	\$51,745	\$60,539



DAYTIME POPULATION

1 Mile	3 Mile	5 Mile
22,533	190,569	505,958



TRAFFIC COUNTS 2018

BETHANY HOME RD
32,109 VPD

43RD AVE
33,030 VPD

Bethany Square Shopping Center

NEC Bethany Home Road & 43rd Avenue | Phoenix, Arizona 85019



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