

SALE or LEASE

Steve Fisher

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Fisher Commercial
2575 E. Camelback Rd.
Suite #450
Phoenix, AZ 85016

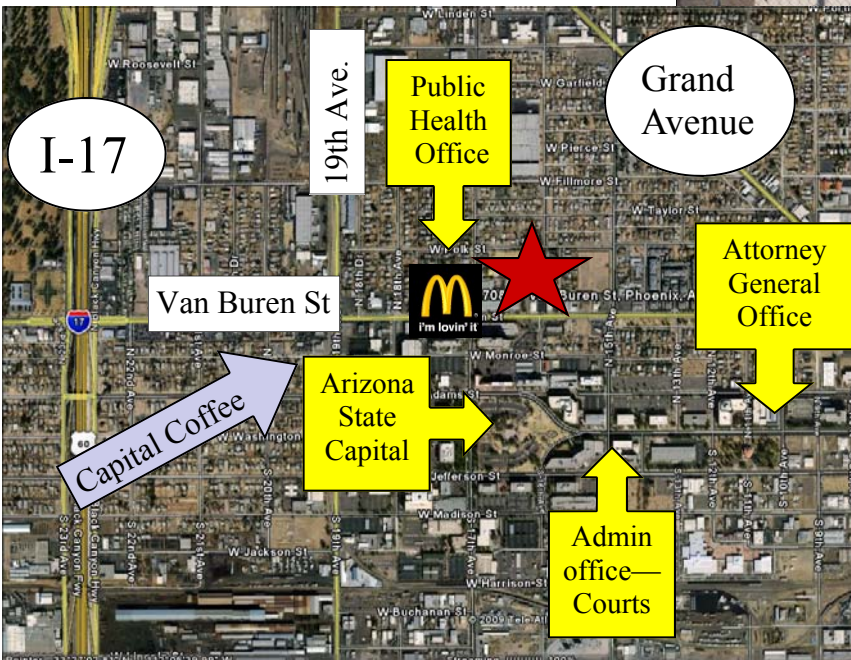


Traffic Counts:

19th Ave20,400 vpd
Van Buren21,500 vpd

Demographics (3 mile radius):

Avg HH Income53,453
Population.....174,460



- 1,255 Sq. Ft. Building
- 12,160 Sq. Ft. Lot
- Zoning C-3; City of Phoenix
- Excellent Visibility
- Easy Access
- Great for Retail or Office Uses