



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

## CENTRAL & CAMPBELL

S/SWC Central Ave & Campbell  
4420 N. Central Ave., Phoenix, AZ

### FOR SALE/LEASE

**\$2,500,000**

(\$217/SF)

±11,500 SF Available

Zoned C-2, City of Phoenix

Lot Size: 20,258 SF  
(0.465 Acres)

Monument Signage Available

Frontage on Central Ave

Adjacent to Light Rail &  
Central High School



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

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## DEMOGRAPHICS

(2019)

### Population Estimates

1 Mile	27,790
3 Mile	200,534
5 Mile	449,636

### Average Household Income

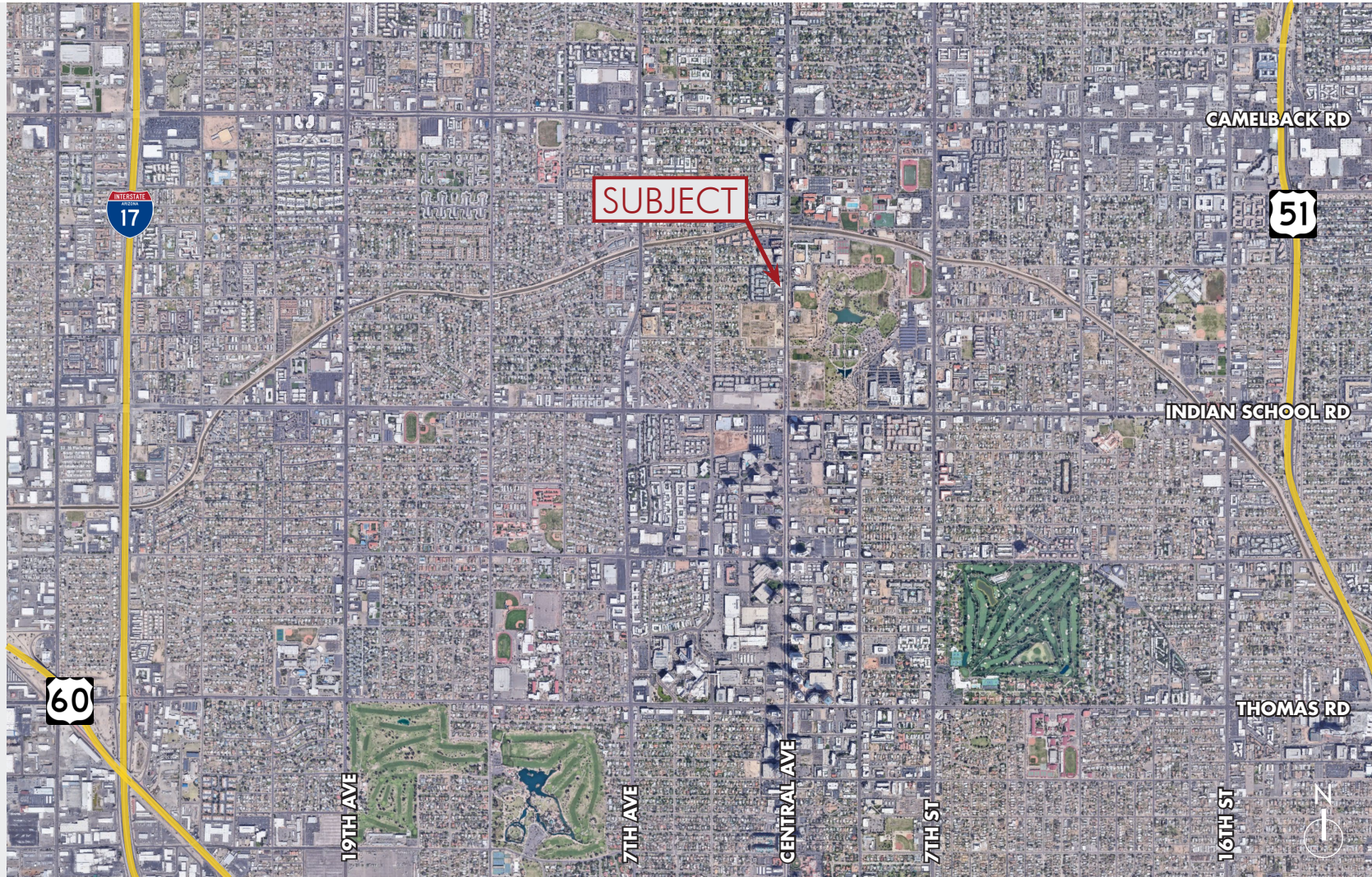
1 Mile	\$63,435
3 Mile	\$68,790
5 Mile	\$62,203

## TRAFFIC COUNT

(2017)

Central Ave	20,472 VPD
Campbell Ave	2,000 VPD

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