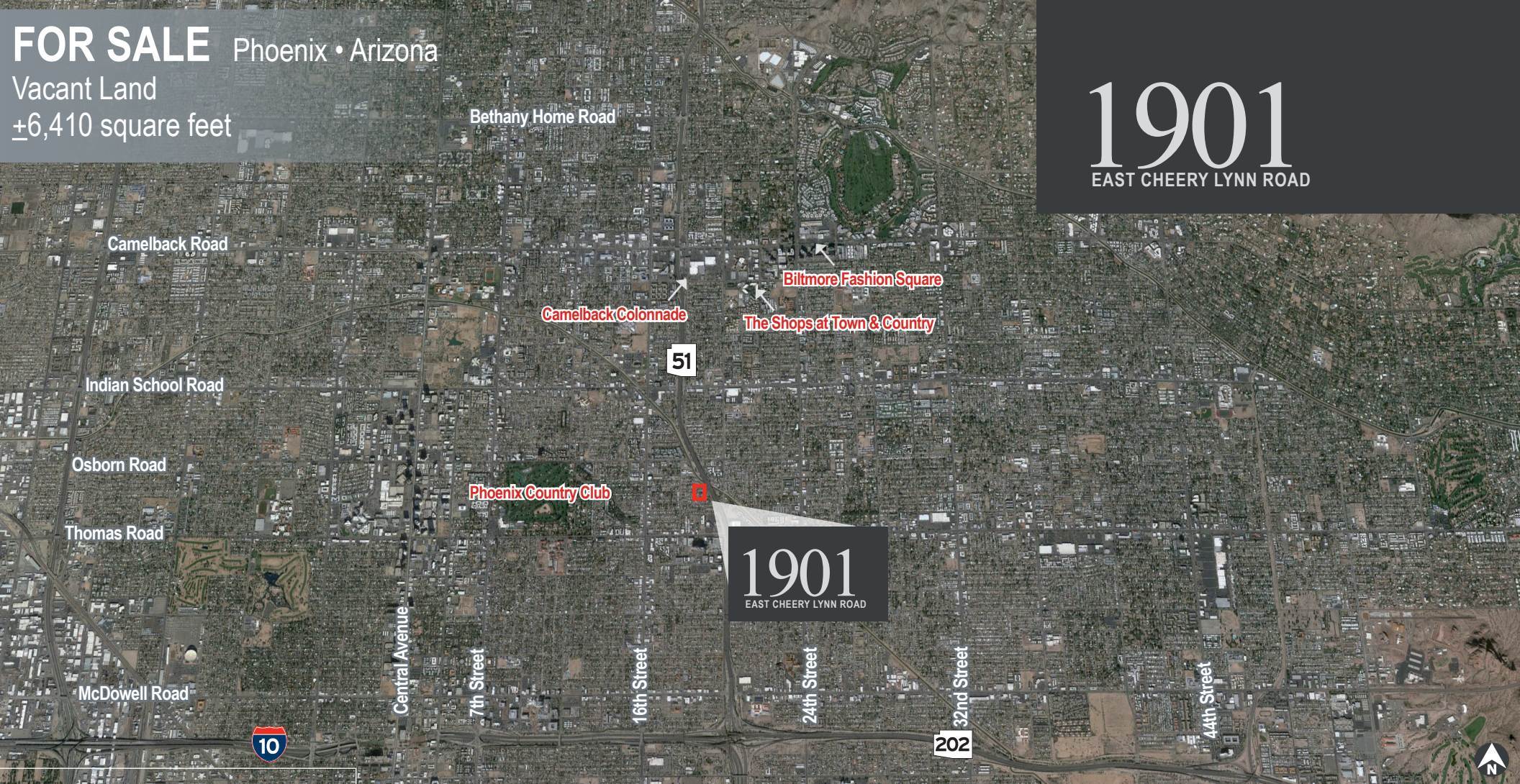


FOR SALE Phoenix • Arizona
Vacant Land
±6,410 square feet

1901
EAST CHEERY LYNN ROAD



1901
EAST CHEERY LYNN ROAD

Offering Highlights

- Price: \$65,000
 - Vacant Land
 - Location: 1901 E. Cheery Lynn Road
Phoenix, AZ 85034
 - Size: Approximately 6,410 square feet
Square footage to be confirmed by buyer
 - Parcel Number: 119-26-040
 - Zoned: R-3, City of Phoenix
- As a condition of sale, the current zoning (R-3) shall be maintained as a deed restriction to restrict the property from being used for advertising or other non-permitted uses.

For further information contact:

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For Sale • Vacant Land • Phoenix • Arizona



1901
EAST CHEERY LYNN ROAD

2016 Demographics – 3 mile radius

Average Household Income
\$55,964

Population by Age

25 – 34 16.8%
35 – 44 14.0%
45 – 54 12.7%

Vehicles Per Day (2016)

Osborn Road, East/West - 17,068
7th Avenue, North/South - 18,586
Thomas Road, East/West - 35,685

Investment opportunity • Phoenix • Arizona

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Location highlights

- Developable residential land located North of the Northeast corner of 19th Street and Earll Drive.
- Driving distance to multiple retail amenities including the Biltmore Fashion Square, The Shops at Town & Country and Camelback Colonnade.

