

# FRY'S FOOD - 4842 EAST BELL ROAD | PHOENIX, AZ

**ACRES:**

±0.6

**SQUARE FEET:**

±23,350

**ZONING:**

C-2

INTERMEDIATE COMMERCIAL

**ADDRESS:**

4842 E BELL RD, PHOENIX, AZ 85254

**SUMMARY:**

This Fry's Marketplace anchored neighborhood center is located near the border of North Scottsdale and Phoenix. The surrounding trade area boasts a population of over 239,000 residents and nearly 275,000 workers with an average annual household income more than \$100,000. Over 60,000 vehicles per day pass through the intersection of Bell Rd and Tatum Blvd which is a major route for commuters heading to State Route 51 and Loop 101.



2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Jim Gardner**

Executive Vice President  
602.224.4149 Direct  
480.596.9399 Office  
[jgardner@barclaygroup.com](mailto:jgardner@barclaygroup.com)



# OVERVIEW

## TRAFFIC COUNTS

**Bell Road:** ± 31,078 VPD  
**Tatum Blvd:** ± 31,248 VPD  
**Total Traffic:** ± 62,326 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$111,926	\$95,878	\$103,398

### Total Population

1 Mile	3 Miles	5 Miles
17,188	110,949	239,020

### Daytime Population

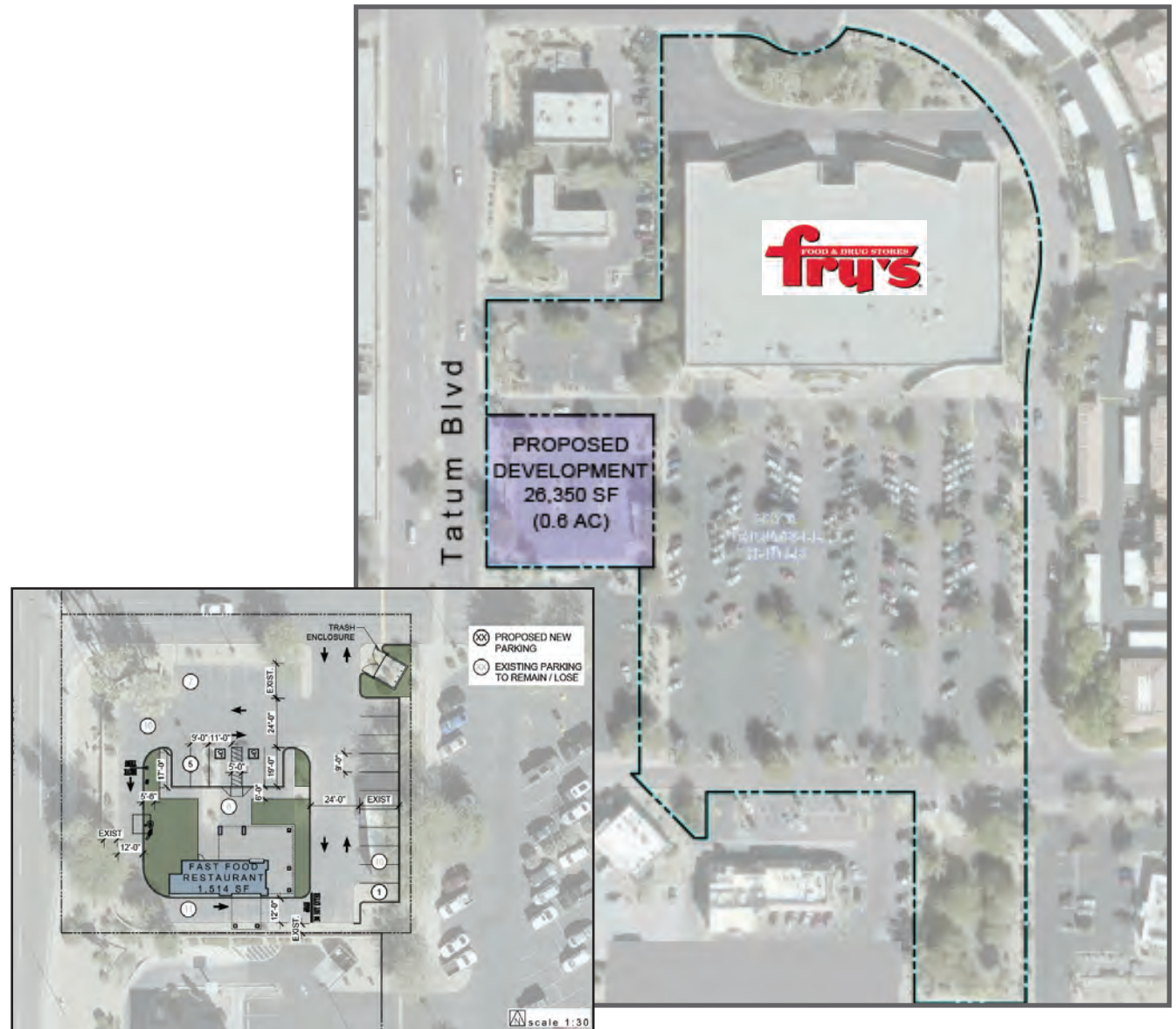
1 Mile	3 Miles	5 Miles
12,275	103,384	274,008

### Total Households

1 Mile	3 Miles	5 Miles
7,022	45,125	99,108

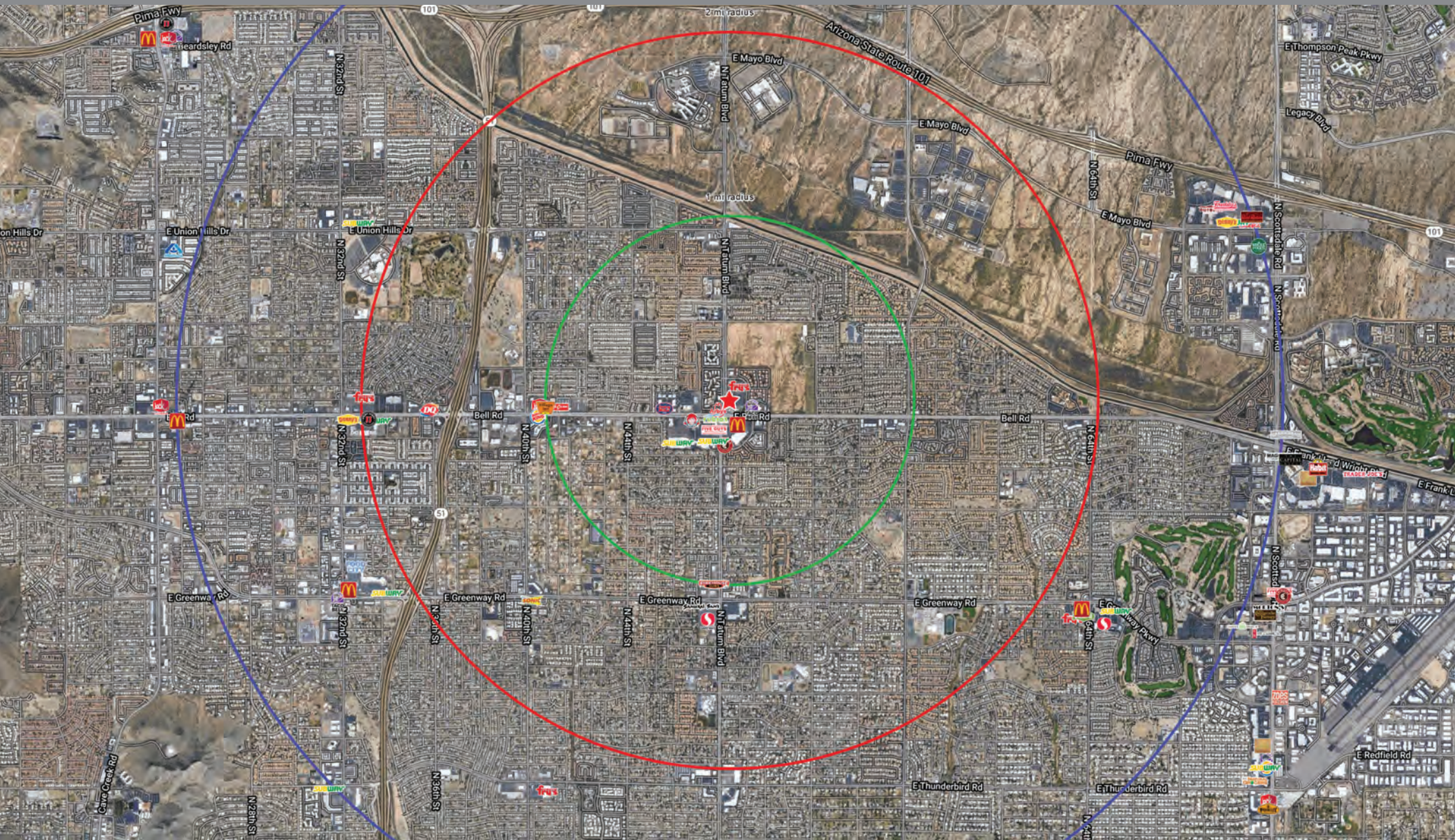
## AVAILABLE

- **PAD ± 26,350 SF, 0.6 AC**





# AERIAL MAP



**BARCLAY**  
GROUP

2390 E Camelback Rd, Suite 200  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Jim Gardner**

Executive Vice President  
602.224.4149 Direct  
480.596.9399 Office  
[jgardner@barclaygroup.com](mailto:jgardner@barclaygroup.com)



# DEMOGRAPHICS (3 MILES)

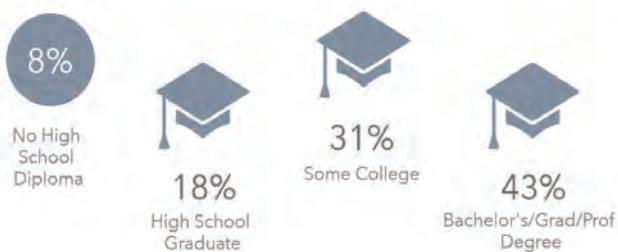
## ANNUAL HOUSEHOLD SPENDING



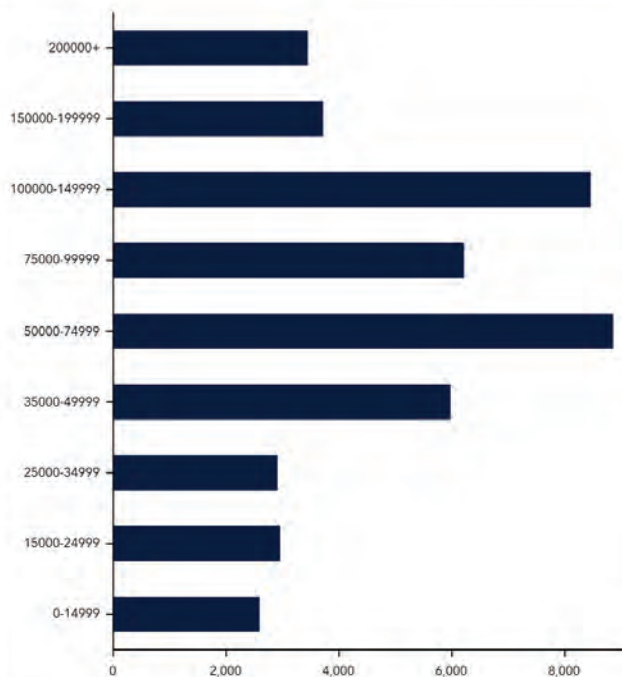
## KEY FACTS



## EDUCATION



## INCOME



Company/Business Name	Direction	Distance
ARBY'S	SW	0.1
MC DONALD'S	SW	0.1
TACO BELL	SE	0.1
SABAS MEDITERRANEAN CUISINE	SW	0.2
RUBIO'S COASTAL GRILL	SW	0.2
POKEWORKS	SW	0.2

*Closest 6 locations*

Average Household Size  
for this area  
**2.42** which is less than the average for United States

Area	Value	0.00	4.00
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		
This area	2.42		

## EMPLOYMENT

