

18,503 ADT

21,407 ADT

Indian School Rd

28,182 ADT

19,796 ADT

24,118 ADT

TRINITY LUTHERAN
CHURCH & SCHOOL

RETAIL PROPERTY FOR LEASE

INDIAN SCHOOL & DYSART - PADS

SEC Indian School & Dysart Avondale, AZ 85392

SUBJECT

1.79 Acres

STORAGE SOLUTIONS

Prose at Ascend
432 Units

Villas at Ascend
125 Units

BRIAN GAUSDEN
602.778.3740
bgausden@w-retail.com

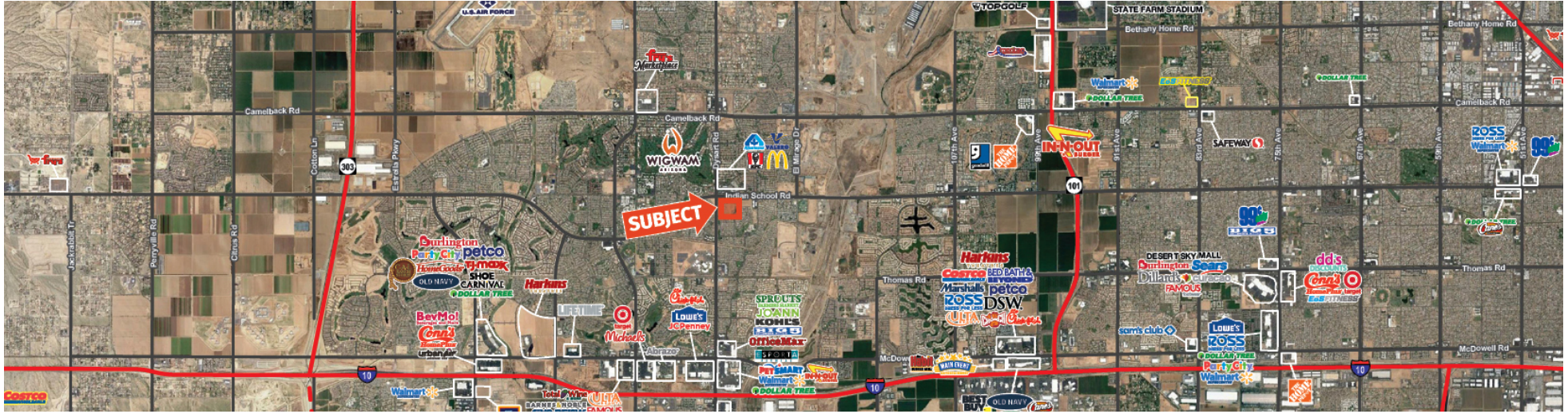
JAKE MCCLAUGHRY
602.368.1088
jmclaughry@w-retail.com

NOAH ANASTASSATOS
602.931.4494
nanastassatos@W-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

INDIAN SCHOOL & DYSART - PADS

SEC Indian School & Dysart Avondale, AZ 85392



LOCATION DESCRIPTION

SEC Indian School & Dysart

PROPERTY HIGHLIGHTS

- Land available from 8 Acres
- Available for ground Lease, Sale or BTS
- Zoned: PAD C-2
- Great access and exposure to the I-10 Fwy 3 miles to the South
- Over 700 residential units coming online by Q3 2024

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

INDIAN SCHOOL & DYSART - PADS

SEC Indian School & Dysart Avondale, AZ 85392



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

INDIAN SCHOOL & DYSART - PADS

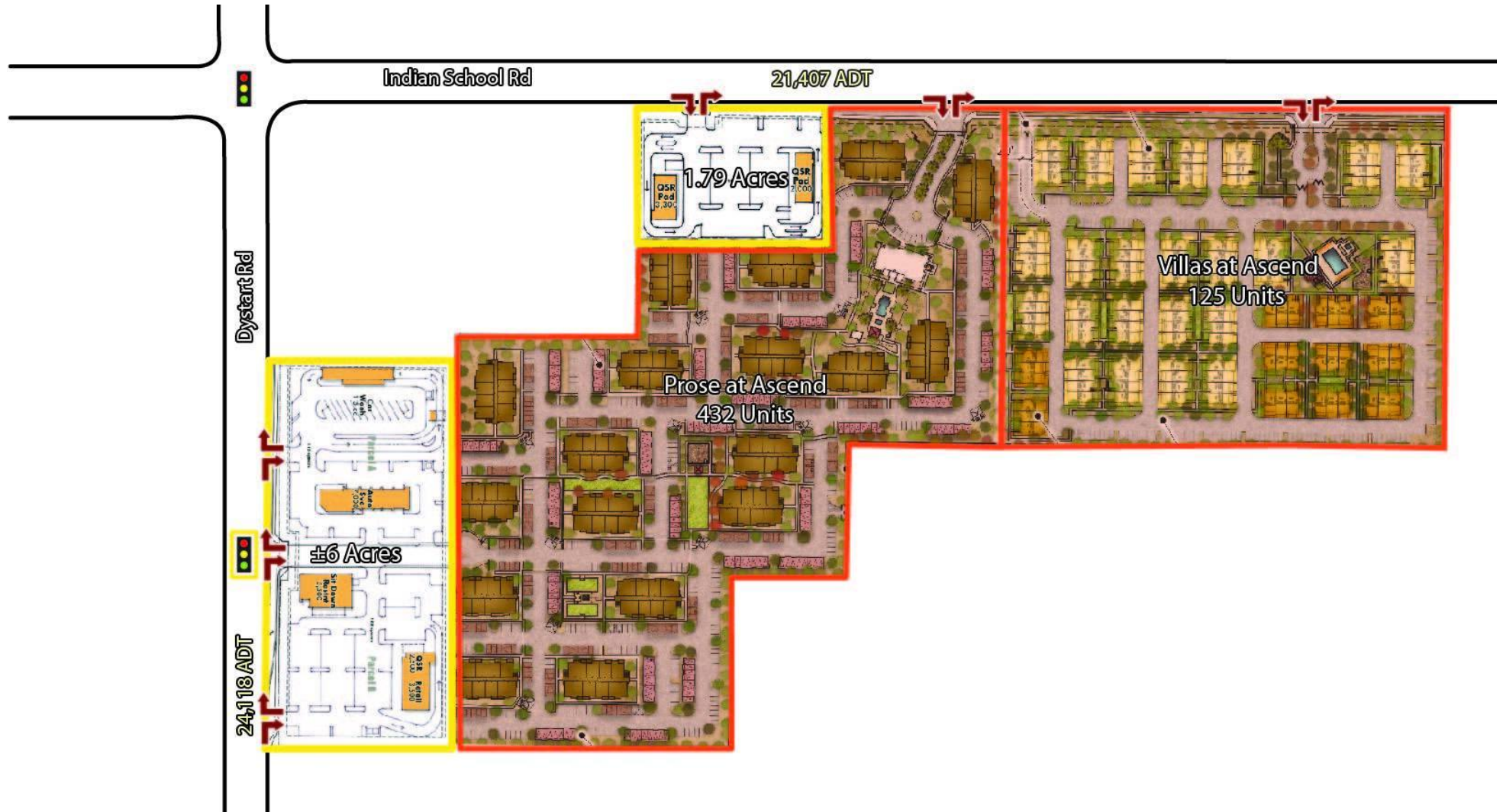
SEC Indian School & Dysart Avondale, AZ 85392



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

INDIAN SCHOOL & DYSART - PADS

SEC Indian School & Dysart Avondale, AZ 85392



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

INDIAN SCHOOL & DYSART - PADS

SEC Indian School & Dysart Avondale, AZ 85392



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,395	91,440	199,698
Median Age	33.4	34.4	33.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$88,996	\$89,284	\$80,527
Average	\$114,299	\$114,442	\$104,655



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	291	1,817	4,012
Employees	2,599	20,027	56,368
Daytime Population	10,978	72,362	178,051



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	48%	42%	39%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	65.53%	64.15%	60.45%
Services	14.46%	14.66%	15.19%
Blue Collar	20.03%	21.19%	24.38%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,983	30,549	65,801
Median Home Value	\$313,566	\$327,891	\$305,081

* 2022 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.