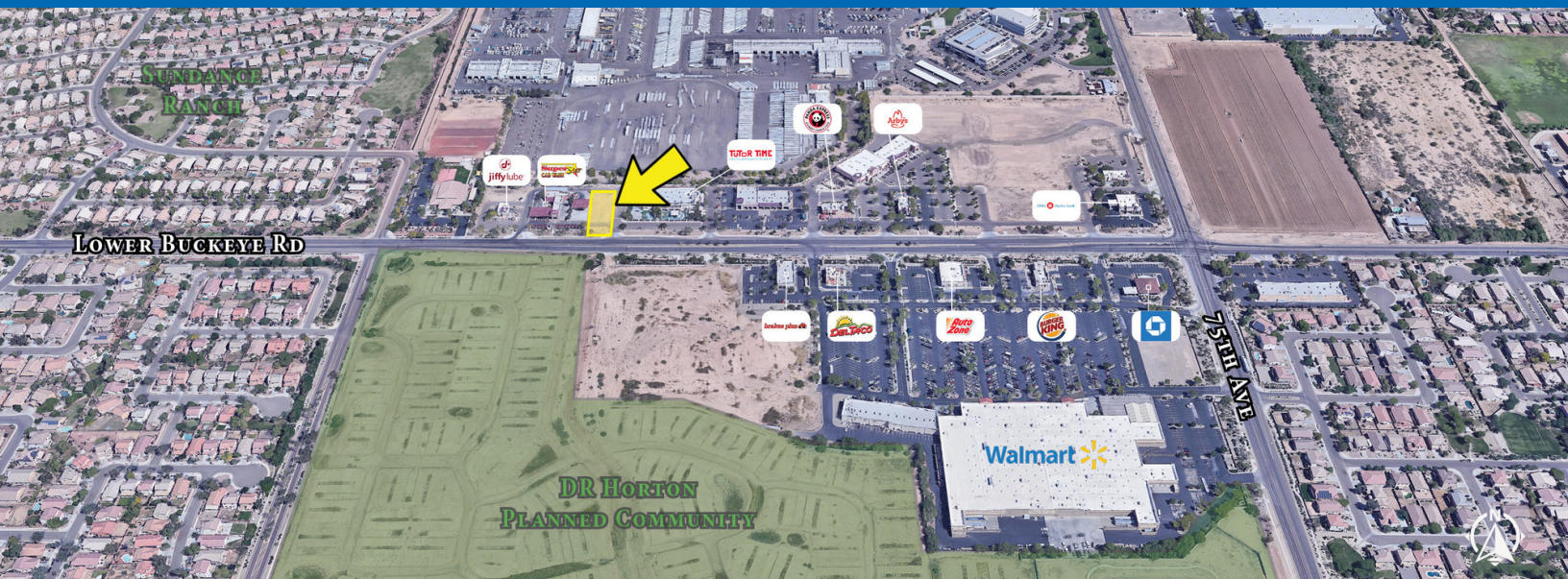


# Available Pad For Lease or Sale

W/NWC 75th Ave & Lower Buckeye Rd | Phoenix, AZ



## OFFERING SUMMARY

Available SF:	36,300 SF
Lease Rate:	Please call for rate
Lot Size:	0.83 Acres
Zoning:	A-1, City of Phoenix

## PROPERTY HIGHLIGHTS

- Across from D.R. Horton Residential Development.
- Fronting Buckeye Rd.
- Flexible Zoning

## TRAFFIC COUNTS

N: 20,505 VPD (NB/SB) E: 16,310 VPD (NB/SB)

S: 9,121 VPD (NB/SB) N: 18,754 VPD (NB/SB)

ADOT 2017



## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2018 Total Population	10,551	61,964	233,071
2023 Total Population	11,359	66,967	250,141
2018 Average HH Income	\$75,389	\$63,786	\$58,898
2018 Total Daytime Population	9,346	61,177	218,388
▪ Workers	3,086	25,245	81,591
▪ Residents	6,260	35,932	136,797

ESRI 2018 Estimates

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## Contact

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





75th Ave & Lower Buckeye Rd  
PHOENIX, AZ

