PADS AVAILABLE NWC OF IDAHO ROAD & APACHE TRAIL

APACHE JUNCTION, AZ









PADS AVAILABLE

NWC OF IDAHO RD & APACHE TRAIL APACHE JUNCTION, AZ





PROPERTY SUMMARY

- Available: ±1,200 ±9,600 SF
- Zoning: B-3 (City Center), City of Apache Junction

PROPERTY HIGHLIGHTS

- Adjacent to the #2 Fry's in Arizona (Unacast)
- Positioned along Apache Junction's #1 thoroughfare, Old West Hwy / Apache Trail
- Located in the center of Apache Junction surrounded by future residential and commercial developments
- Situated at one of the highest trafficked intersections in Apache Junction

TRAFFIC COUNTS

W Apache Trail $\pm 24,344$ VPD Idaho Road $\pm 11,452$ VPD Phelps Drive $\pm 10,952$ VPD

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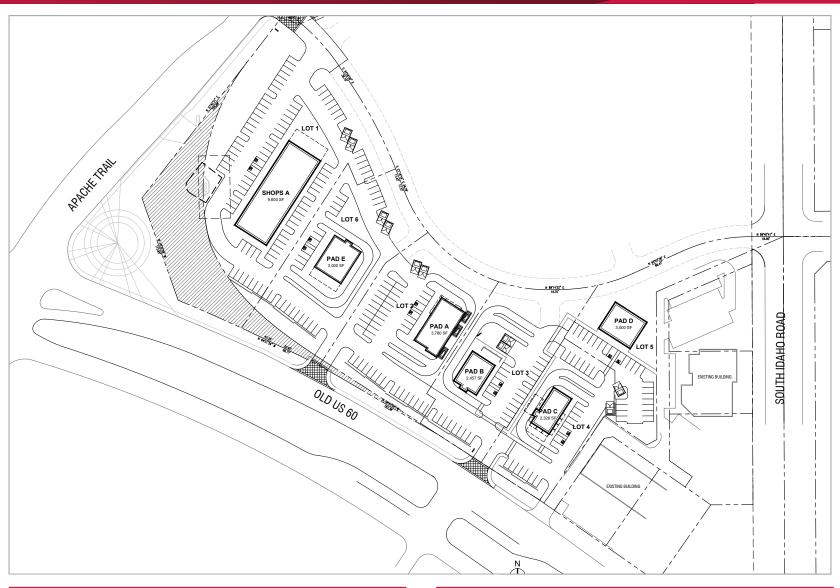
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SITE PLAN

NWC OF IDAHO RD & APACHE TRAIL APACHE JUNCTION, AZ





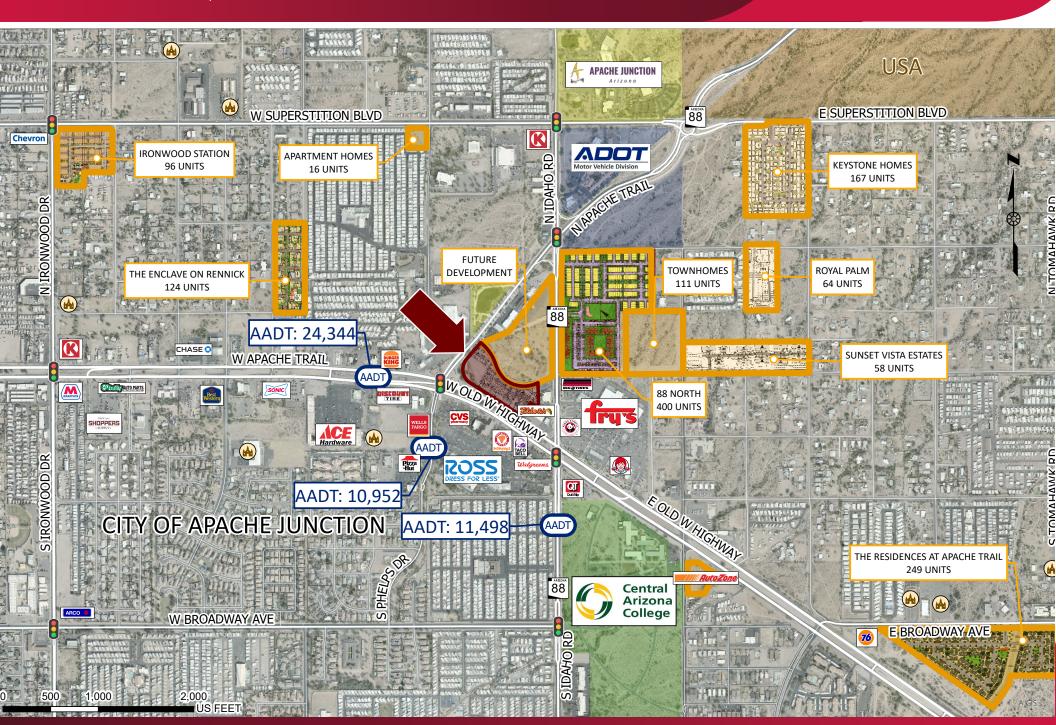
PAD	ACRES	BLDG SF	TENANT
PAD A	.99	3,780	AVAILABLE
PAD B	.89	2,457	AVAILABLE
PAD C	.65	2,328	AVAILABLE

PAD	ACRES	BLDG SF	TENANT
PAD D	.71	3,000	AVAILABLE
PAD E	.99	3,000	AVAILABLE
SHOPS A	2.34	9,600	AVAILABLE

AERIAL

NWC OF IDAHO RD & APACHE TRAIL APACHE JUNCTION, AZ

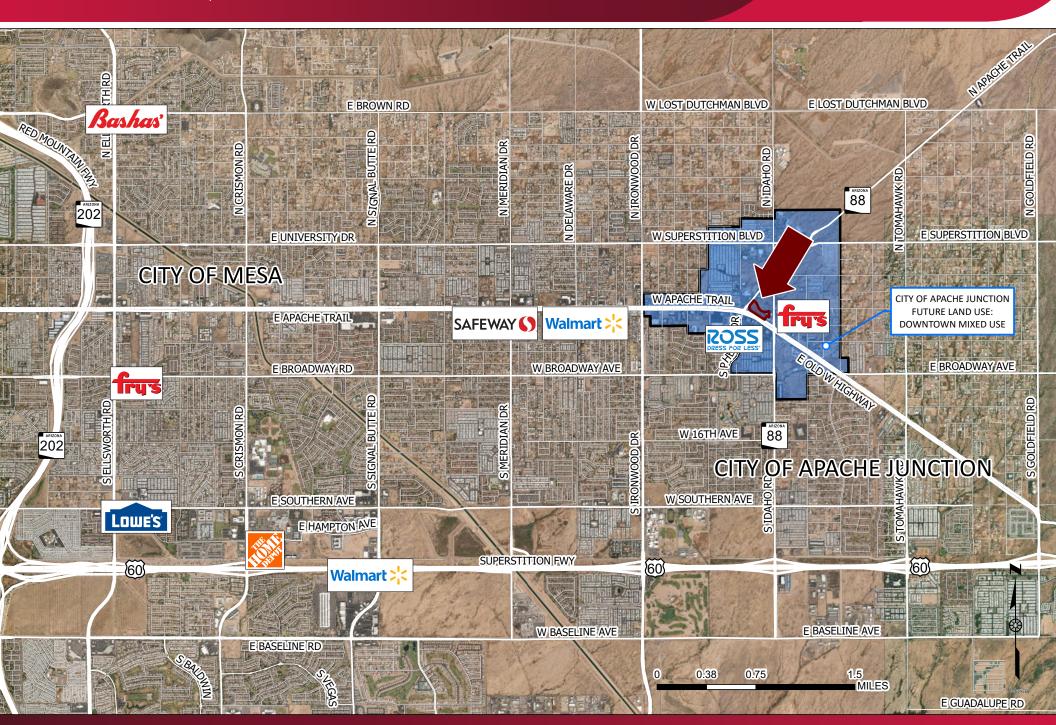




AERIAL

NWC OF IDAHO RD & APACHE TRAIL APACHE JUNCTION, AZ



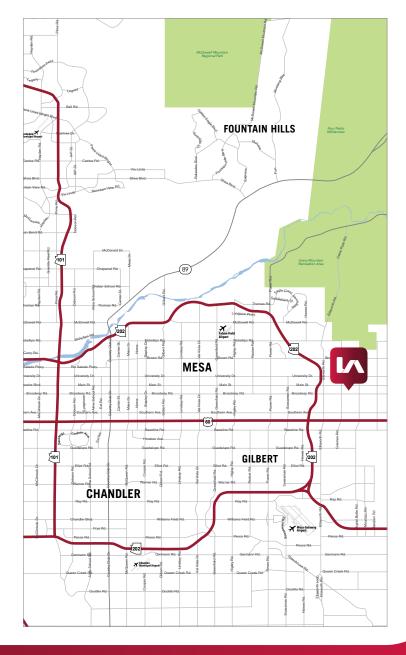


DEMOGRAPHICS

NWC OF IDAHO RD & APACHE TRAIL APACHE JUNCTION, AZ



POPULATI	ON 2023 Population	1 MILE 8,477	3 MILE 52,948	5 MILE 105,814
HOUSEHO	DLDS 2023 Households	1 MILE 4,094	3 MILE 23,764	5 MILE 41,440
INCOME \$	2023 Median Household Income 2023 Average Household Income	1 MILE \$52,160 \$72,042	3 MILE \$55,727 \$75,843	5 MILE \$62,179 \$87,514
HOUSING	UNITS 2023 Total Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units	1 MILE 6,186 3,106 988	3 MILE 29,934 18,439 4,637	5 MILE 53,347 34,446 8,994
DAYTIME	POPULATION 2023 Total Daytime Population 2023 Total Daytime Population - Workers 2023 Total Daytime Population - Residents	1 MILE 10,244 4,754 5,490	3 MILE 48,038 15,378 32,660	5 MILE 90,029 28,186 61,843



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