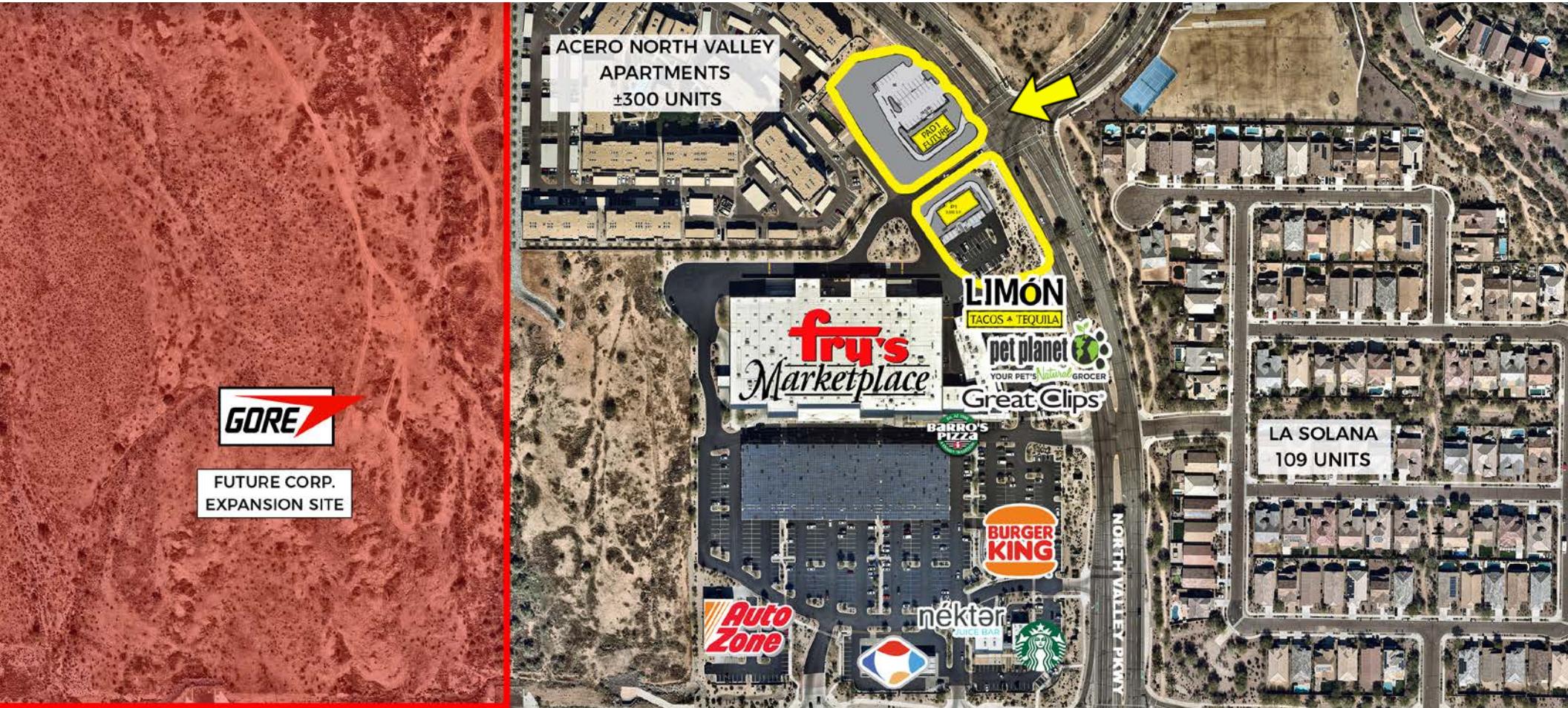


BOOMING NORTH PHOENIX FRY'S MARKETPLACE

PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



NWC NORTH VALLEY PKWY & DOVE VALLEY RD | PHOENIX, AZ



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PROPERTY DETAILS

AVAILABLE	Pads
ZONING	PCD

PROPERTY HIGHLIGHTS

- Close proximity and access from the Interstate 17 paired with the explosive housing growth in the immediate trade area help make this the ideal neighborhood grocery & service center for the submarket
- North Valley Parkway carries a significant traffic load as the main I-17 reliever used by the residents of the community
- The on-going development of the new HonorHealth Hospital adjacent to the site along with the many other businesses in the area add to the already strong daytime population base

JOIN



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EAST ELEVATION



SOUTH ELEVATION

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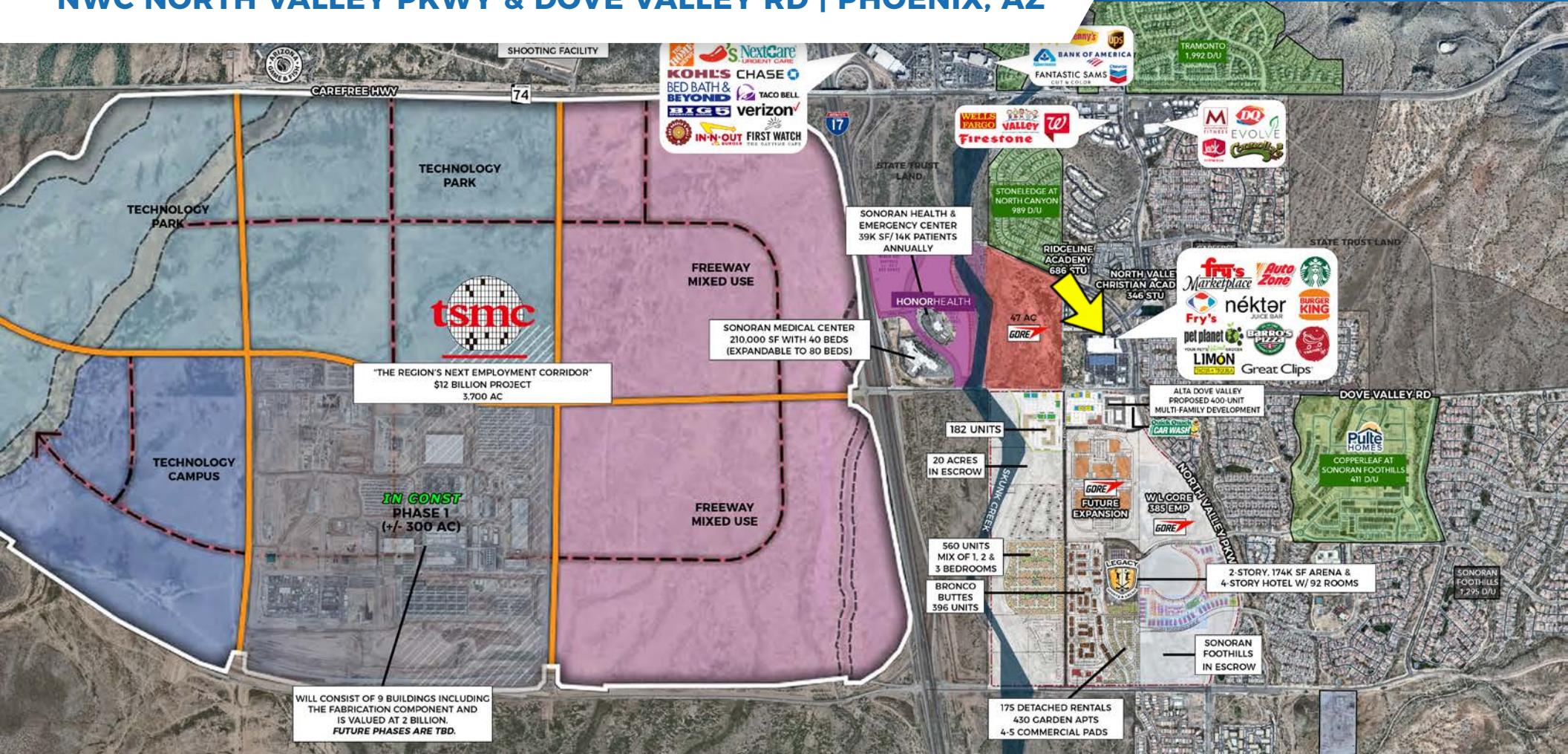
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BOOMING NORTH PHOENIX FRY'S MARKETPLACE

HIGH PROFILE PADS AVAILABLE

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DEMOGRAPHICS



2020 Total Population

2025 Total Population



2020 Households

2025 Households



Average HH Income

Median HH Income

Per Capita Income



2020 Housing Units

Owner Occupied Housing Units

Renter Occupied Housing Units

Vacant Housing Units



2020 Total Daytime Population

Workers

Residents

TradeArea

67,123

73,091

TradeArea

23,125

25,122

TradeArea

\$127,251

\$100,560

\$44,359

TradeArea

25,180

67.2%

24.7%

8.2%

Trade Area

60,270

25,724

34,546

2020 ESRI ESTIMATES



AVG HH INCOME

\$127,251

WITHIN TRADE AREA

NWC NORTH VALLEY PKWY & DOVE VALLEY RD | PHOENIX, AZ

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