

RETAIL PADS FOR SALE

NEC AVONDALE BLVD & LOWER BUCKEYE RD
AVONDALE, AZ 85353

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PROPERTY SUMMARY

AVONDALE, AZ 85353

PADS | FOR SALE



PROPERTY DESCRIPTION

This property is located in Avondale, Arizona. It is zoned C-2 PAD. Above is a rendering of the current preliminary site plan. It can be modified to meet Buyer's needs. This site is a true super pad with all site improvements completed on Avondale Blvd and Lower Buckeye Rd. The I-10 Freeway is 3 miles to the North and the future SR-30 Freeway is approximately 2 miles to the South. The property is close to shopping and schools with a high school less than 1/4 mile from the site. McDonalds completion date is scheduled for March 2023 and will become a major draw for the intersection.

OFFERING SUMMARY

Sale Price:	Call for Guidance
Lot Size:	8.58 Acres
Zoning:	C-2 (PAD sites 1-6 available with Avondale or Lower Buckeye frontage)
Uses:	C-2 Zoned Uses, PADs or larger parcels up to 8.58 acres available
APN:	101-54-652D
Traffic Counts (2022):	Avondale Blvd: 11,907 VPD Lower Buckeye Rd: 7,063 VPD
PAD 1	SOLD
PAD 2	SOLD
PAD 3	IN ESCROW
PAD 4	AVAILABLE
PAD 5	IN ESCROW

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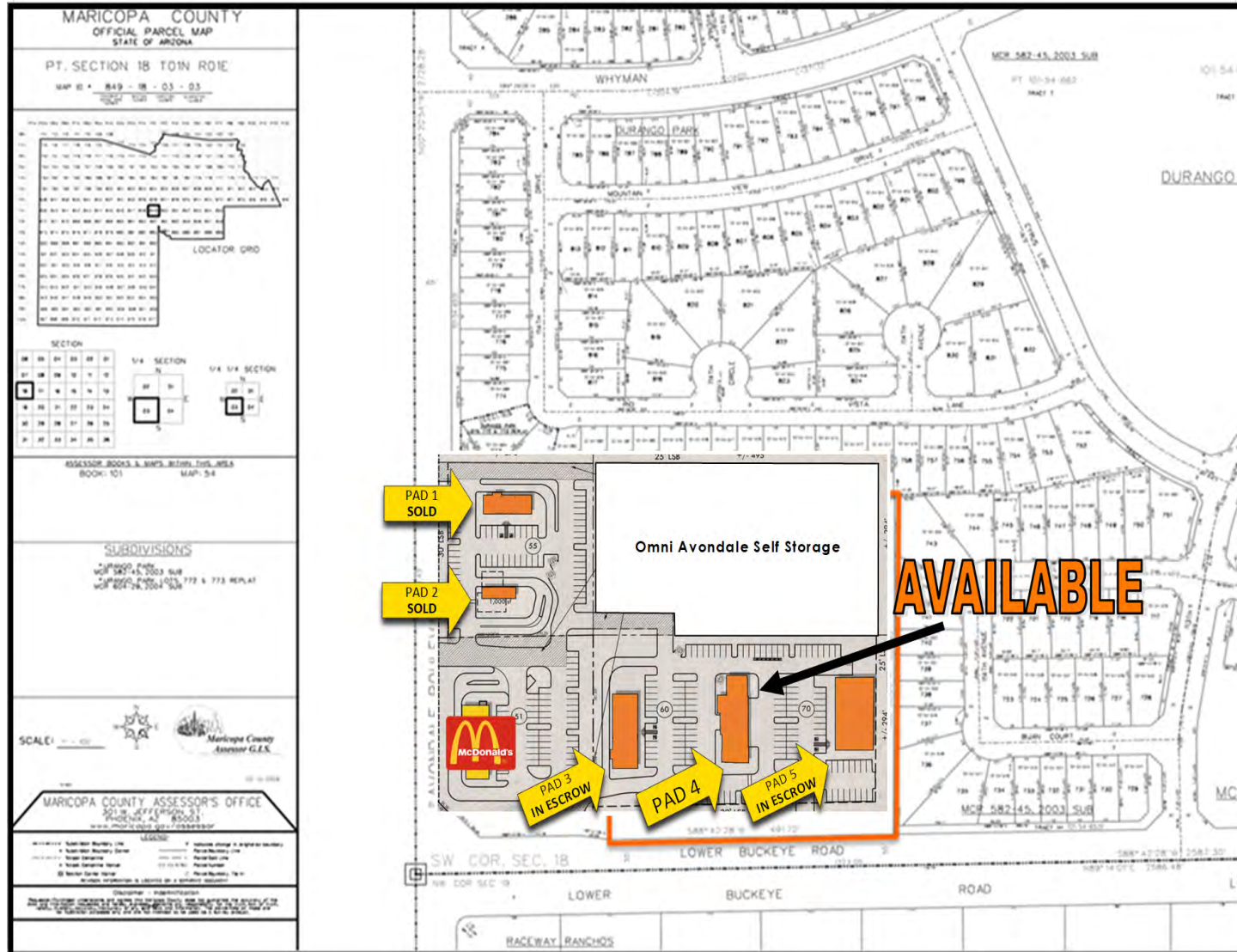
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NEARBY DEVELOPMENTS

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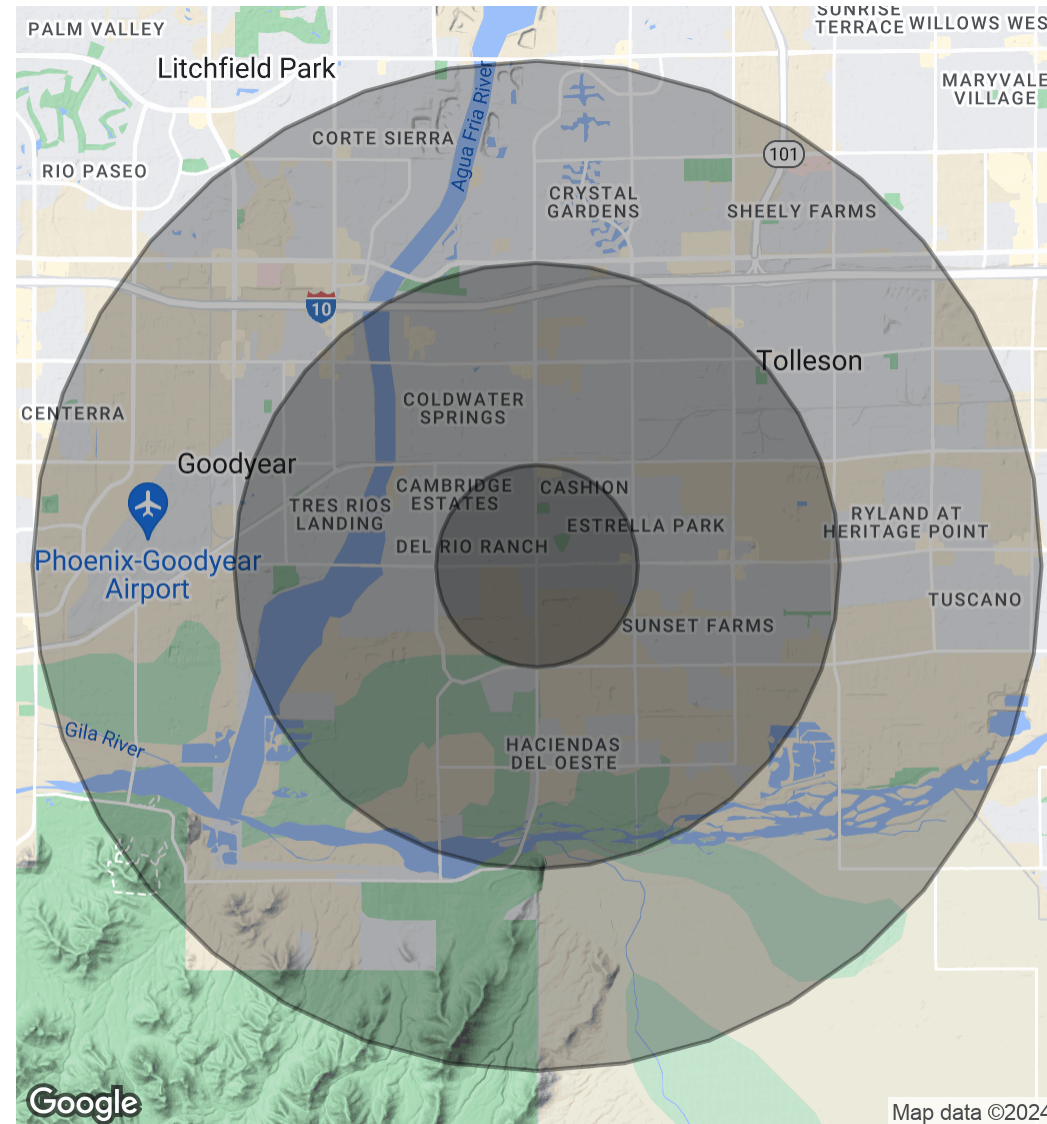
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,632	51,681	129,768
Average age	28.3	27.6	28.1
Average age (Male)	27.6	26.2	26.5
Average age (Female)	28.9	28.8	29.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,190	14,775	38,513
# of persons per HH	3.5	3.5	3.4
Average HH income	\$60,063	\$60,672	\$65,490
Average house value	\$218,919	\$203,275	\$209,982

* Demographic data derived from 2020 ACS - US Census



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