

# HARD CORNER OPPORTUNITY for LEASE or GL

NWC Pima Road & Dynamite Boulevard, Scottsdale, AZ



*Conceptual Rendering*

**D** **DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

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Contact:

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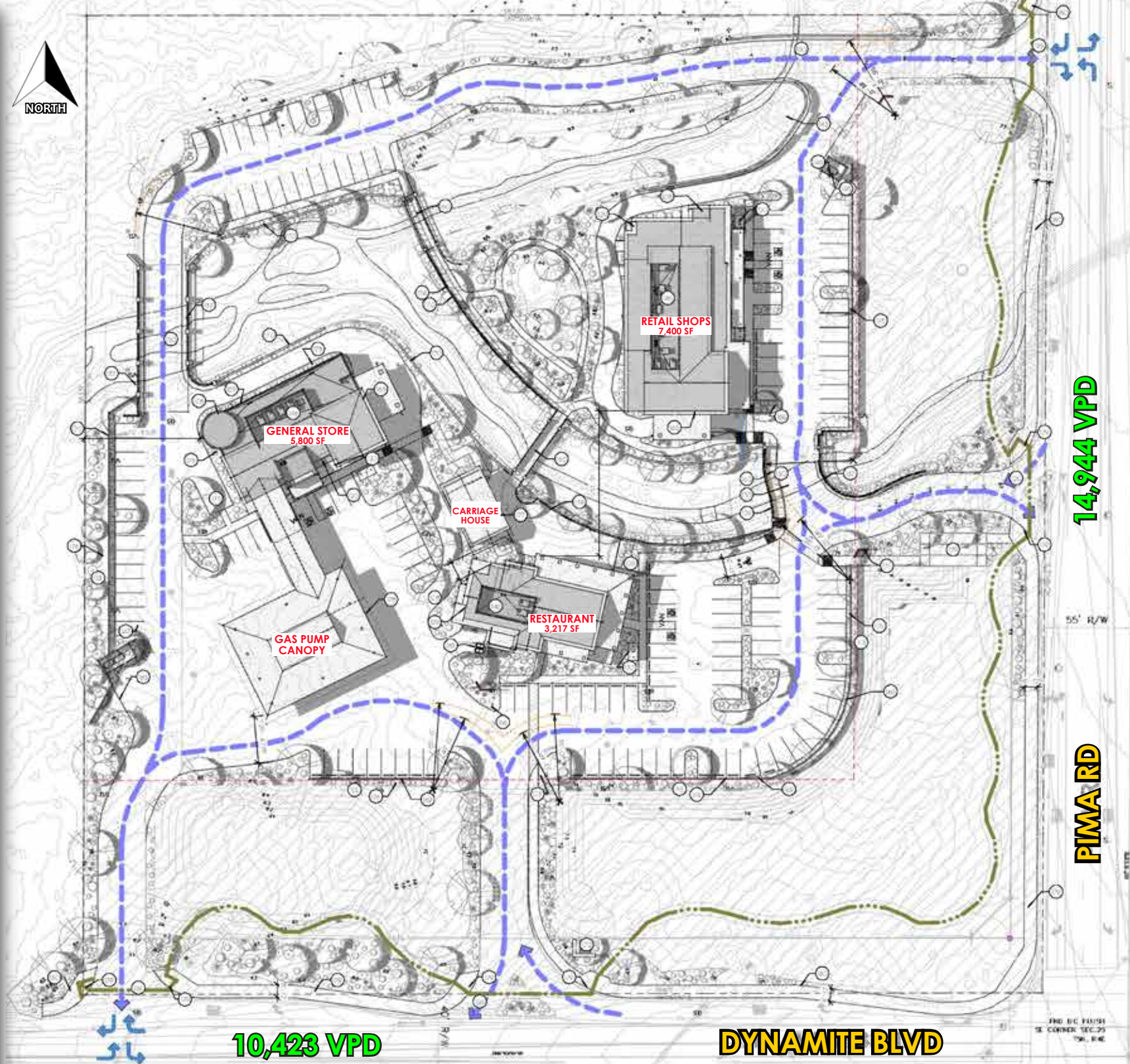
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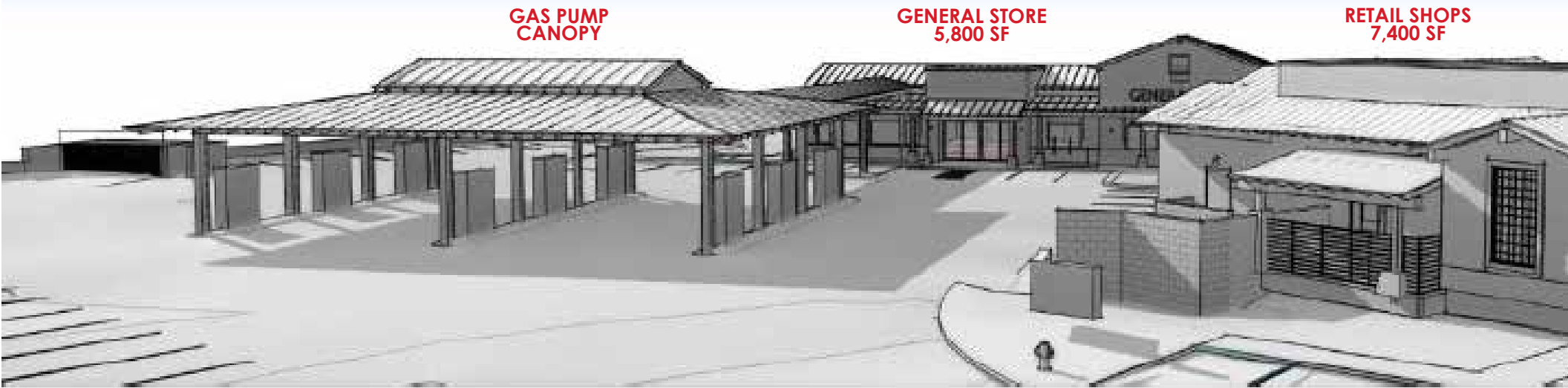
# SITE PLAN



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## Conceptual Renderings





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## demographics 2024

Source: Sites USA

	3 MILE	5 MILE	7 MILE
POPULATION (2024)	15,916	53,587	117,743
PROJECTED POPULATION (2029)	16,408	54,856	122,173
AVERAGE HOUSEHOLD INCOME	\$270,891	\$249,130	\$221,549
DAYTIME POPULATION	12,349	39,666	94,432
MEDIAN AGE	56.6	54.8	50.3
TOTAL BUSINESSES	1,305	3,826	7,696



traffic counts: Pima Rd | 14,944 VPD • Dynamite Blvd | 10,423 VPD

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## property highlights

- ± 7,400 SF retail space available for Lease or Ground Lease
- ± 3,217 SF restaurant space available
- Zoning: PNC ESL FO
- One of the best locations in Scottsdale
- Previously untouchable trade area
- Estimated Average HH Incomes of almost \$271,000 within a 3-mile radius



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