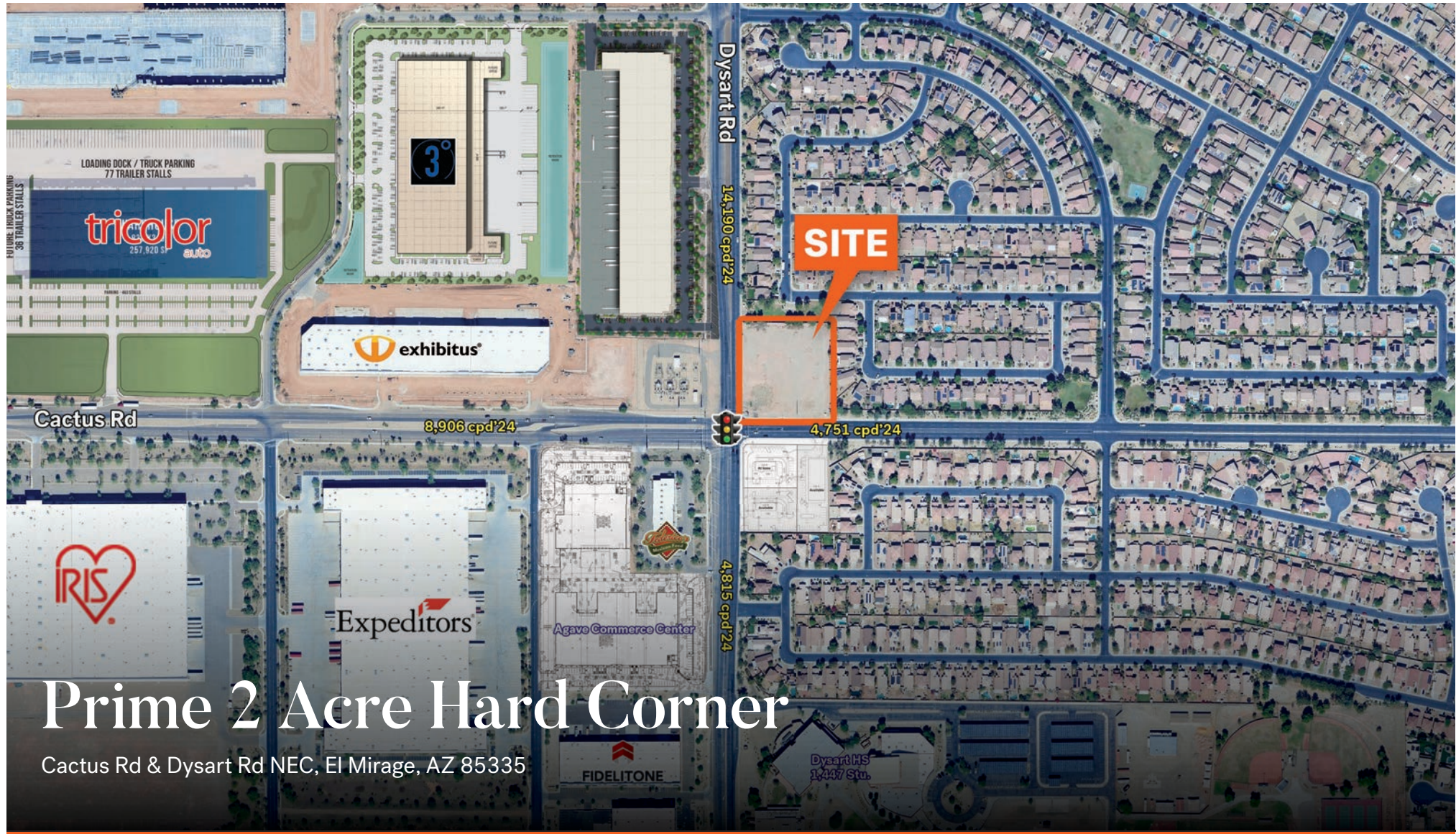




HARD CORNER PAD AT VIBRANT INDUSTRIAL INTERSECTION



Prime 2 Acre Hard Corner

Cactus Rd & Dysart Rd NEC, El Mirage, AZ 85335

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LOCATION

Cactus Rd & Dysart Rd,
El Mirage, AZ 85335



SIZE

±2.08 ac



ZONING

Commercial (C-C, El Mirage)



TRAFFIC COUNTS

4,751 CPD

Cactus Rd

14,190 CPD

Dysart Rd



2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,537	95,659	210,235
DAYTIME POPULATION	7,858	69,371	204,017
MED HH INCOME	\$81,245	\$92,386	\$82,099

PROPERTY INFORMATION

- 6.5M Square Feet of industrial development within 2 miles of the site, with another 3.1M proposed or under construction
- Excellent daytime population within 5 miles of the site
- Hard corner opportunity in rapid growth area
- Ideal for service commercial, retail, or flex uses

