



WALMART SHADOW ANCHORED 0.87 AC (37,897 SF) QSR PAD SITE

NORTH OF I-40 ON N PARK DRIVE | WINSLOW, AZ

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PROPERTY HIGHLIGHTS

- .87 acre pad site available for ground lease
- QSR site across from One9 Fuel Stop / Truck Stop and the entrance to Walmart
- ±160 feet of frontage on N. Park Drive
- Adjacent to brand new 105-Room The Winslow hotel and Maverik Gas Station
- Just north of the I-40 full diamond exchange
- Zoned Commercial District
- Winslow is located on the northwest edge of Navajo County, ±58 miles east of Flagstaff

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **9,911**

TOTAL HOUSEHOLDS **3,234**

TRAFFIC COUNTS

INTERSTATE 40 **23,319 VPD**

(ADOT '22)

N PARK DRIVE **4,492 VPD**

(ADOT '22)

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INTERSECTION AERIAL



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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	3,134	8,553	9,911
Daytime Population	3,114	8,824	9,834



	1 MILE	3 MILE	5 MILE
Average HH Income	\$61,285	\$67,982	\$68,666
Median HH Income	\$49,717	\$52,557	\$52,987



	1 MILE	3 MILE	5 MILE
Daytime Employees	1,243	3,787	4,445
Daytime Residents	1,871	5,037	5,389



	1 MILE	3 MILE	5 MILE
2023 Households	1,115	3,108	3,234
2028 Households	1,113	3,100	3,226



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	47.1%	49.2%	49.1%
Renter Occupied Housing	42.8%	37.1%	36.3%



	1 MILE	3 MILE	5 MILE
2023 Median Age	36.6	34.0	34.3
2028 Median Age	35.0	33.9	34.3

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