



HEARN RD

RISE48
COMMUNITIES

191,658 CPD



N3
HOME
CONSTRUCTION INC



**Windsor
Palms
Apartments**

SUBJECT

40,485 CPD

THUNDERBIRD RD



**DRIVE-THRU PAD SITE AVAILABLE
FOR LEASE/GROUND LEASE OR BTS**

WNWC of Thunderbird Rd and Interstate 17
Phoenix, Arizona

Joe Hoye
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DRIVE-THRU PAD SITE AVAILABLE



◆ ±3,009 SF FULLY BUILT DRIVE-THRU RESTAURANT ON A 0.879AC LOT

Property Highlights

- ± 3,009sf Fully built Drive-Thru restaurant
- 0.879AC Lot
- Frontage on Thunderbird Rd.
- Monument Sign
- Directly across the street from Lowe's and Best Buy

Traffic Counts

Thunderbird Rd	40,485 CPD
Interstate 17	191,658 CPD
Total	232,143 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	19,979	140,688	401,283
Avg Household Income	\$84,465	\$95,306	\$99,640
Estimated Households	7,928	54,614	160,706

Source: SitesUSA

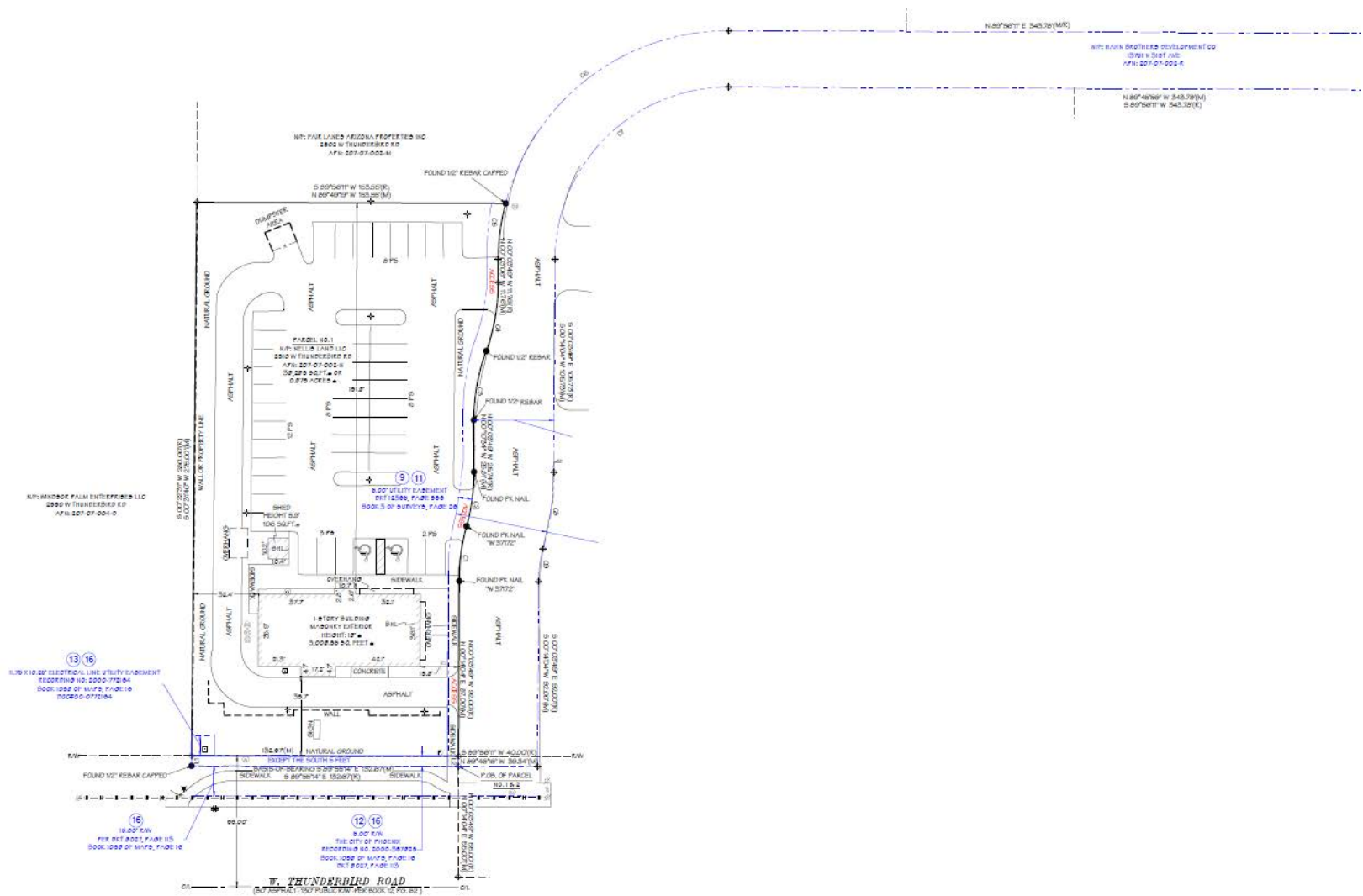
Nearby Tenants



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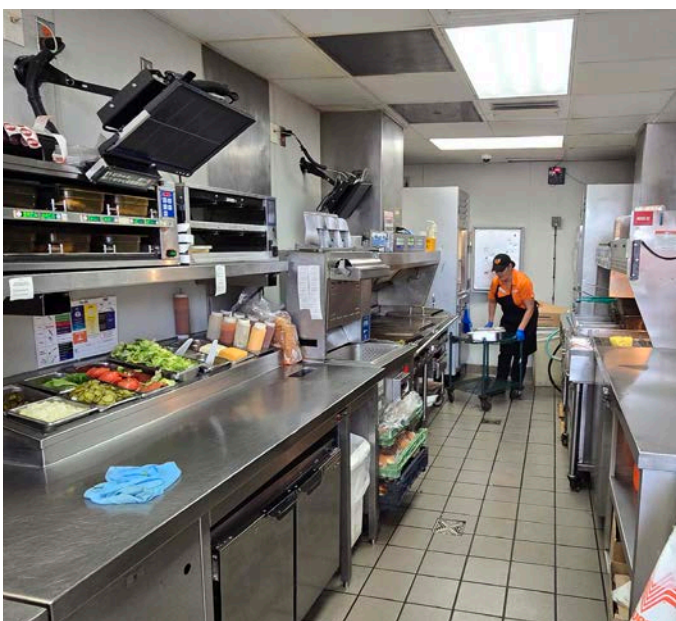
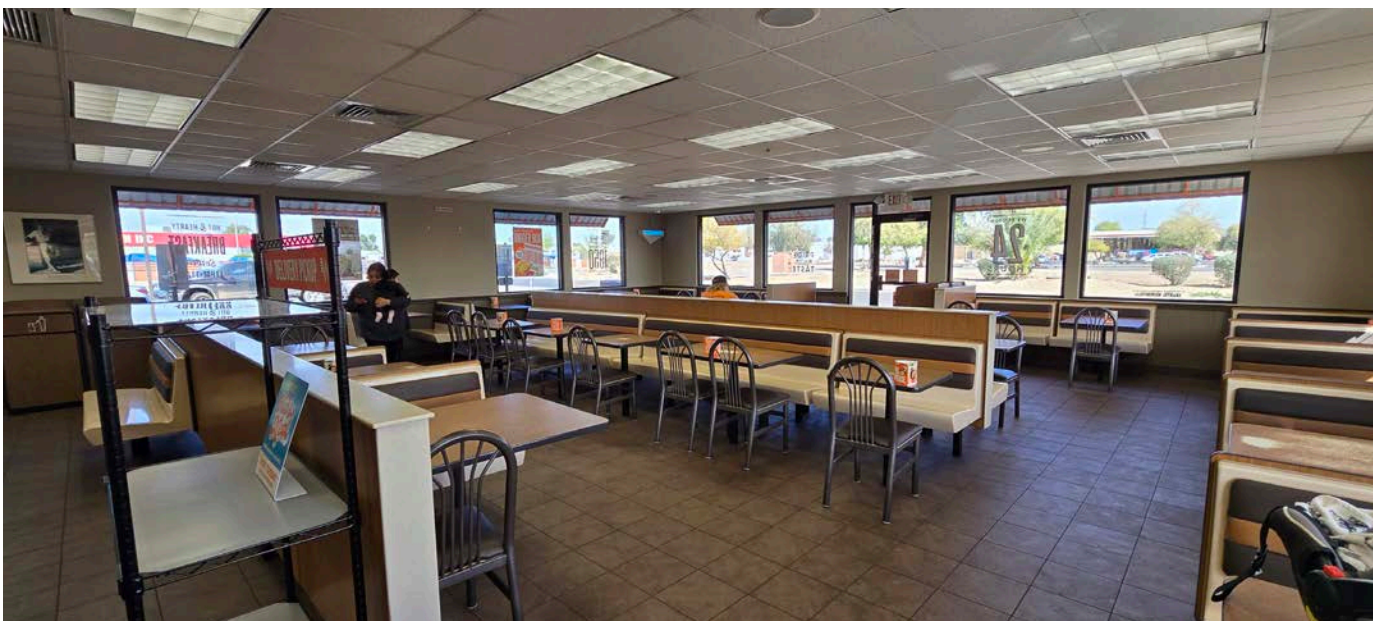


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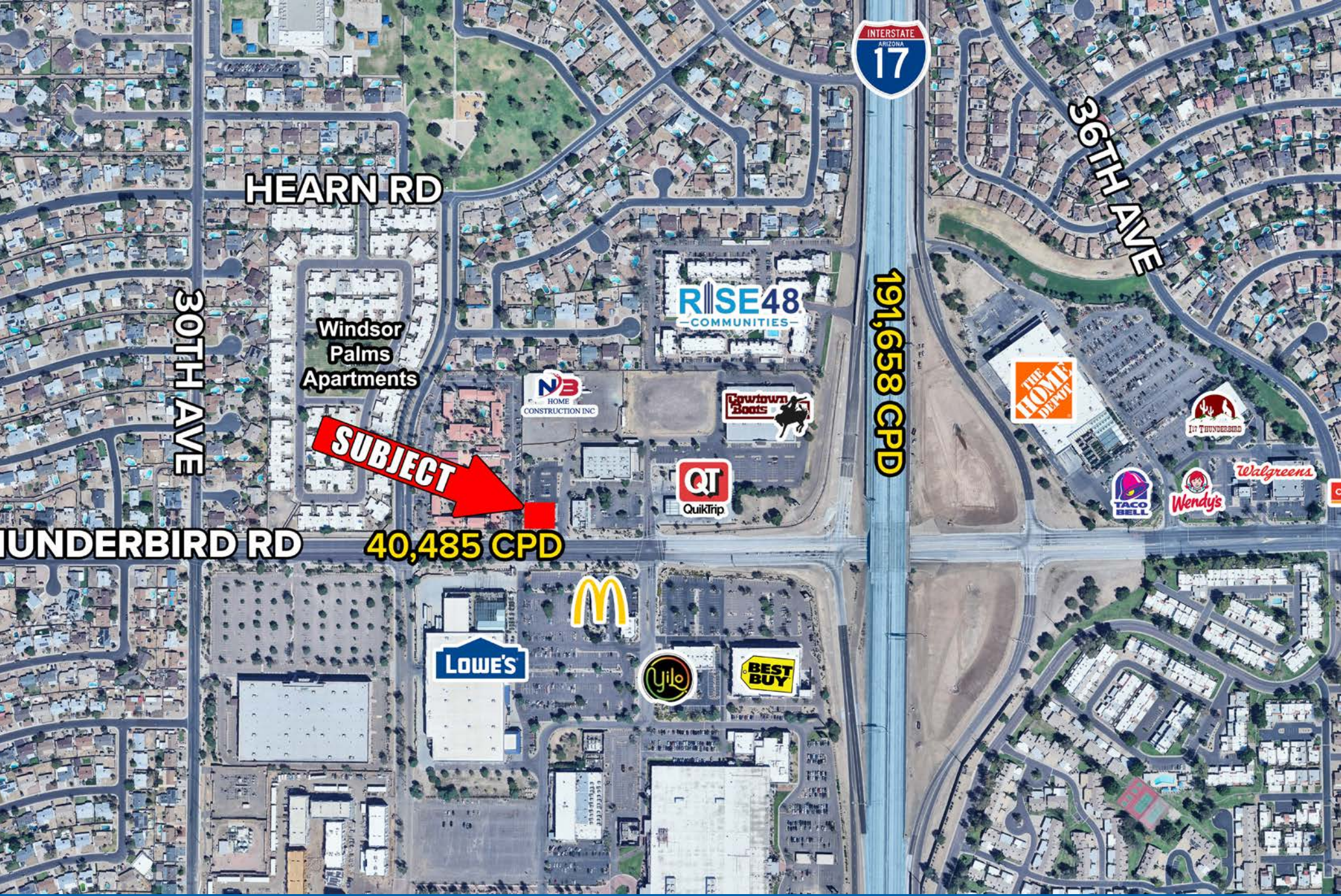
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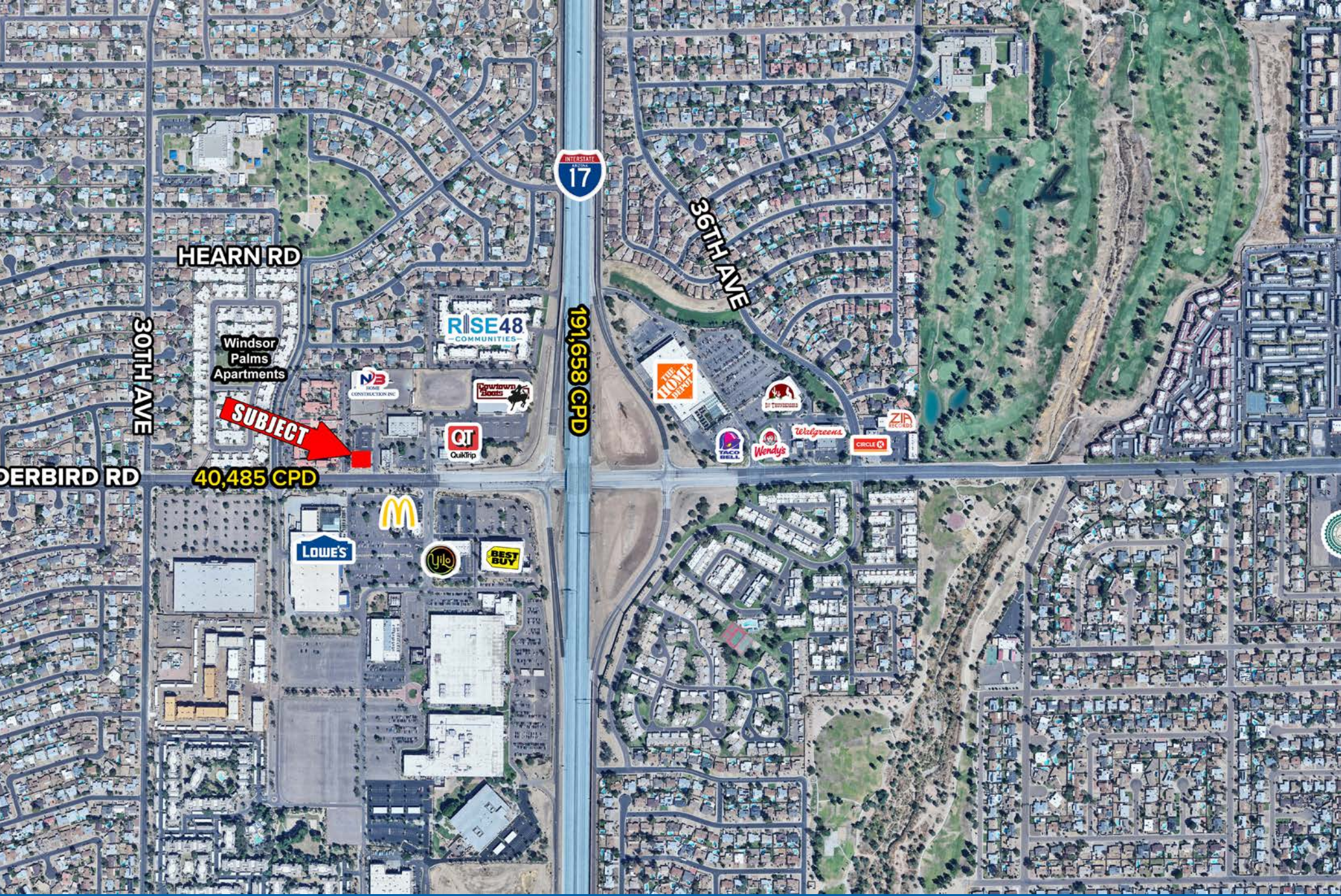
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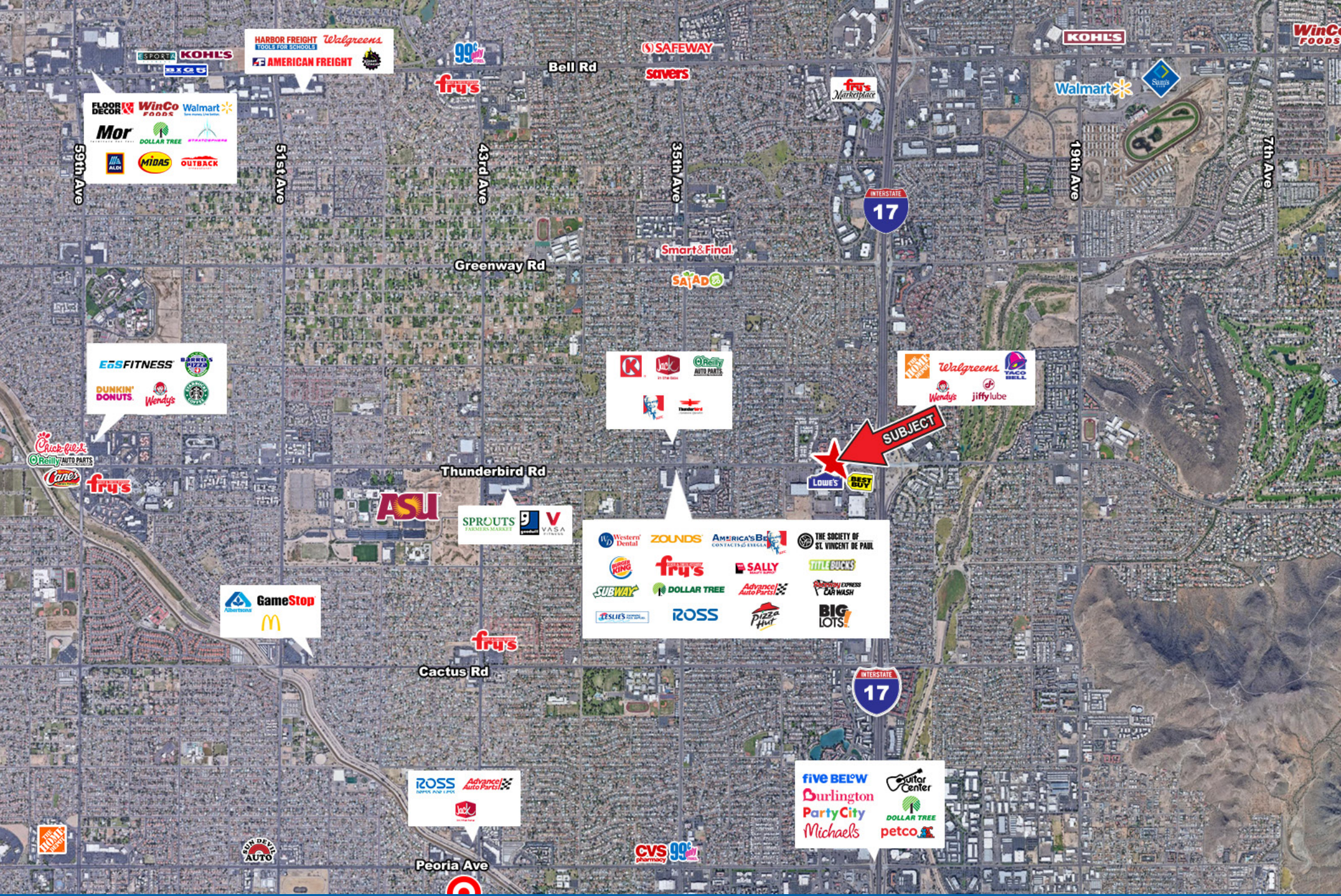
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DEMOGRAPHICS



2025 POPULATION

1 MILE: 19,979
3 MILES: 140,688
5 MILES: 401,283



MEDIAN HOUSEHOLD INCOME

1 MILE: \$84,465
3 MILES: \$95,306
5 MILES: \$99,640



2025 TOTAL HOUSEHOLDS

1 MILE: 7,928
3 MILES: 54,614
5 MILES: 160,706



TOTAL BUSINESSES

1 MILE: 544
3 MILES: 5,455
5 MILES: 14,954



MEDIAN HOME VALUE

1 MILE: \$390,143
3 MILES: \$413,788
5 MILES: \$415,267



NUMBER OF EMPLOYEES

1 MILE: 3,493
3 MILES: 48,784
5 MILES: 121,415



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