

DRIVE-THRU PAD AVAILABLE FOR GL or BTS

S/SEC I-10 & 67th Avenue | Phoenix, AZ



PROPERTY HIGHLIGHTS

- Retail PAD available for GL or BTS with drive-thru opportunity
- ± 0.74 acre (± 32,000 SF) of land, buildable up to ± 2,615 SF
- PAD ready with off-sites complete and utilities stubbed to property line
- Neighboring tenants include Dunkin Donuts, Jack-in-the-Box, Circle K and Living Spaces
- I-10 (Papago Freeway) interchange to the North
- Approximately 28,069 VPD along 67th Ave & 248,868 VPD along I-10 Freeway

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
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conceptual site plan



67th Avenue

28,069 VPD

Latham Street

66TH DRIVE

Roosevelt Street

Roosevelt Street



FUTURE REST'T.
2,615 S.F.

PAD 5 .735 AC.



PAD 6 .948 AC.

Available
PAD

PROJECT DATA

NET SITE AREA	: 32,006.94 S.F. (.735 AC)
ZONING	: PUD
BUILDING AREA	: 2,615 S.F.
% COVERAGE	: 1.92%
PARKING REQUIRED	: 34 SPACES
PARKING PROVIDED	: 33 SPACES

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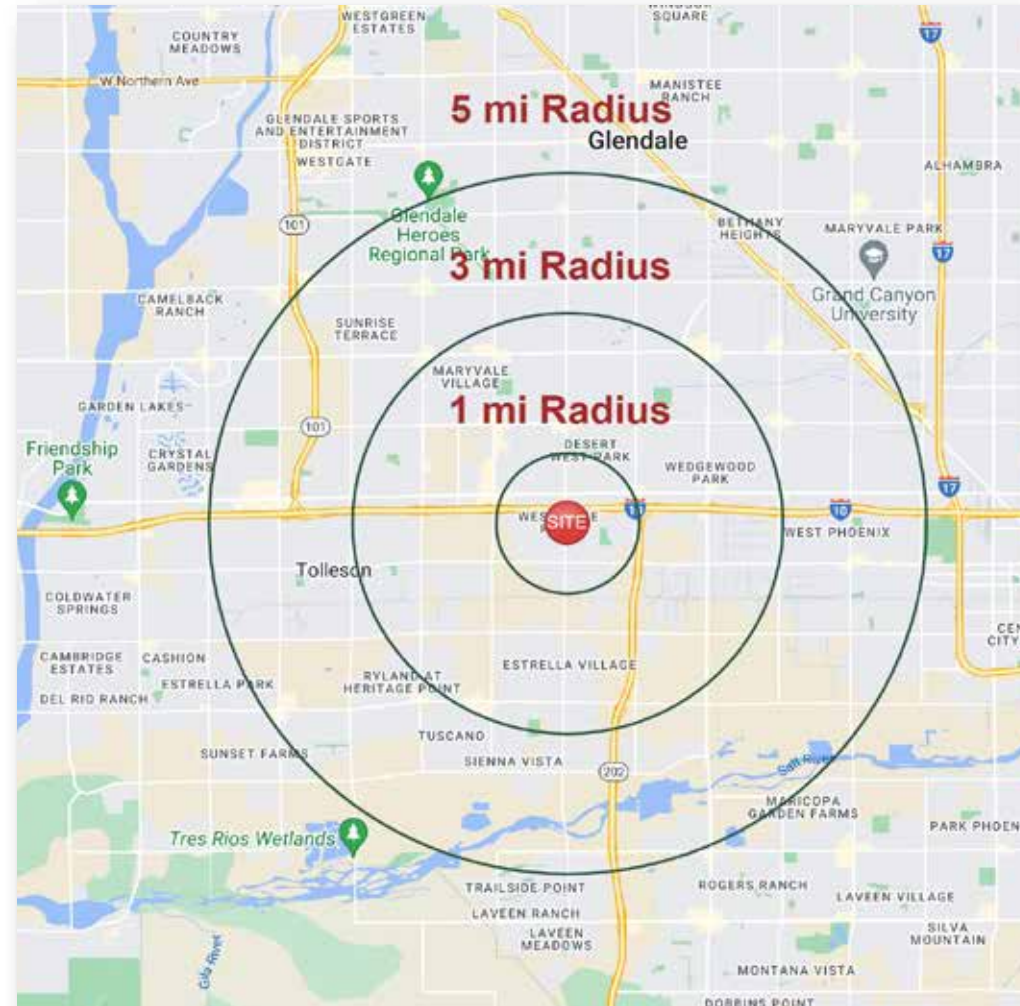
demographics 2023

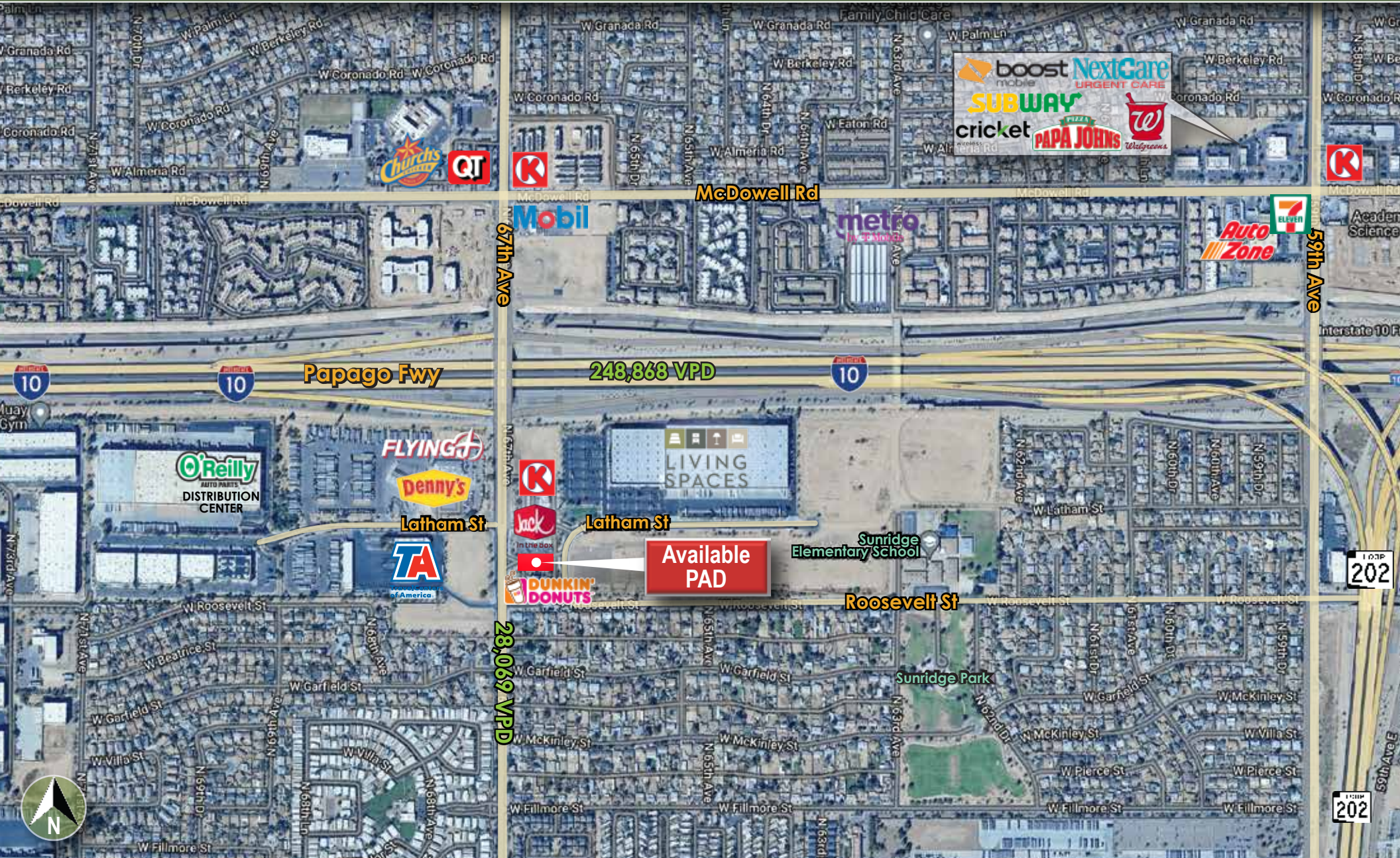
POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	22,702	139,148	350,105
2023 Population	23,378	145,594	363,778
2028 Population	25,687	155,450	389,315
2023-2028 Projected Growth	2.0%	1.4%	1.4%
2023 Daytime Population	10,251	76,893	198,687

INCOME	1 Mile	3 Mile	5 Mile
2023 Average HH Income	\$72,627	\$94,812	\$91,564
2028 Average HH Income	\$68,897	\$94,119	\$91,597
2023 Per Capita Income	\$20,093	\$25,831	\$25,367
2028 Per Capita Income	\$19,331	\$26,098	\$25,611
2023 Median HH Income	\$52,495	\$65,336	\$66,410
2028 Median HH Income	\$53,293	\$67,727	\$69,774

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	6,020	139,148	350,106
2023 Total Households	6,465	145,594	363,778
2028 Total Households	7,205	155,450	389,315

HOUSING	1 Mile	3 Mile	5 Mile
Total Housing Units 2023	6,892	42,865	107,829
Total Housing Units 2020	6,436	41,180	103,846
Annual Growth 2020-2023	457	1,685	3,983
Housing Units Occupied 2023	6,465	39,648	99,983
Units Owner-Occupied	3,526	23,869	61,054
Units Renter-Occupied	2,940	15,779	38,929





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