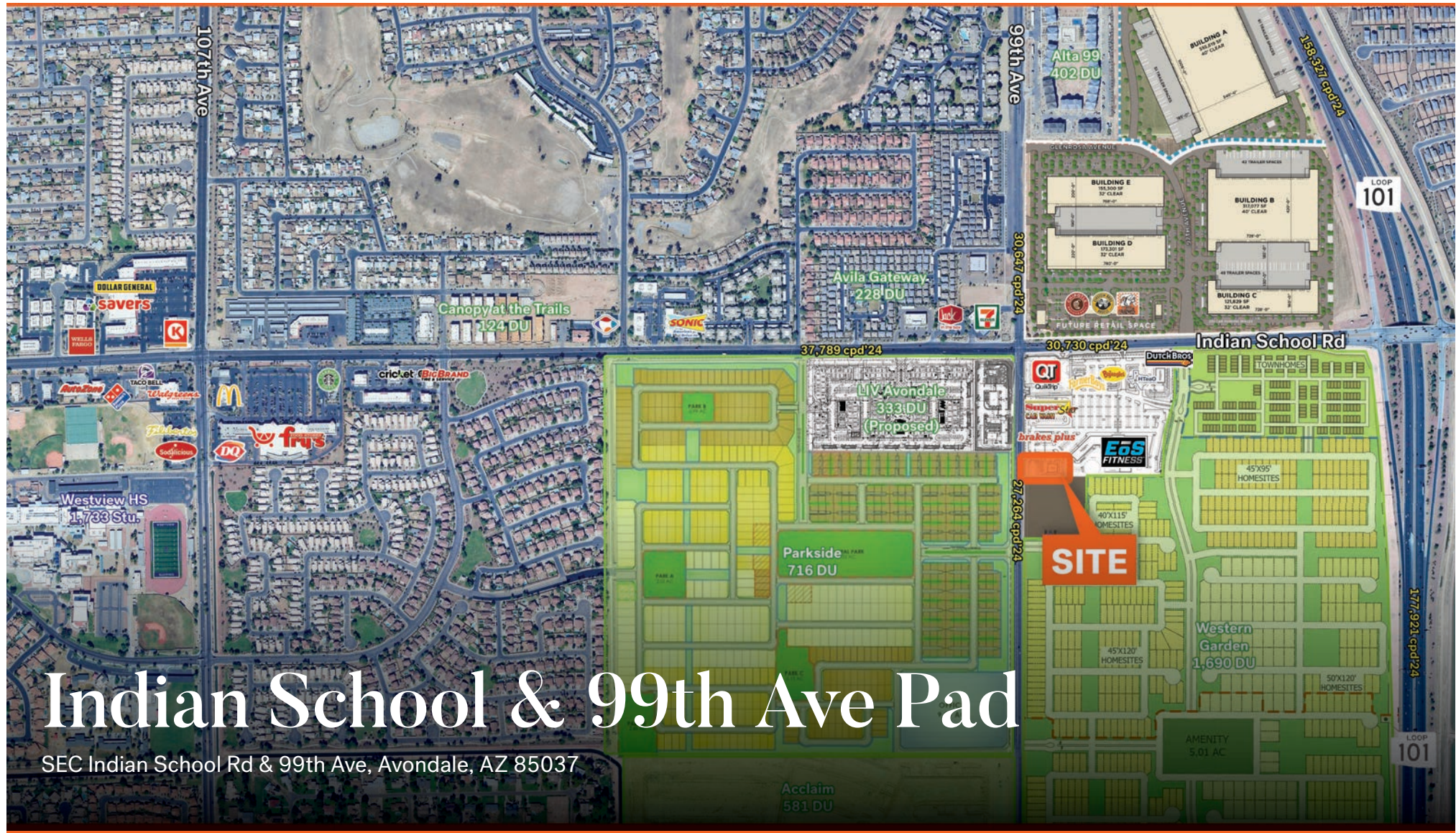




FOR SALE PAD IN NEW EOS FITNESS CENTER



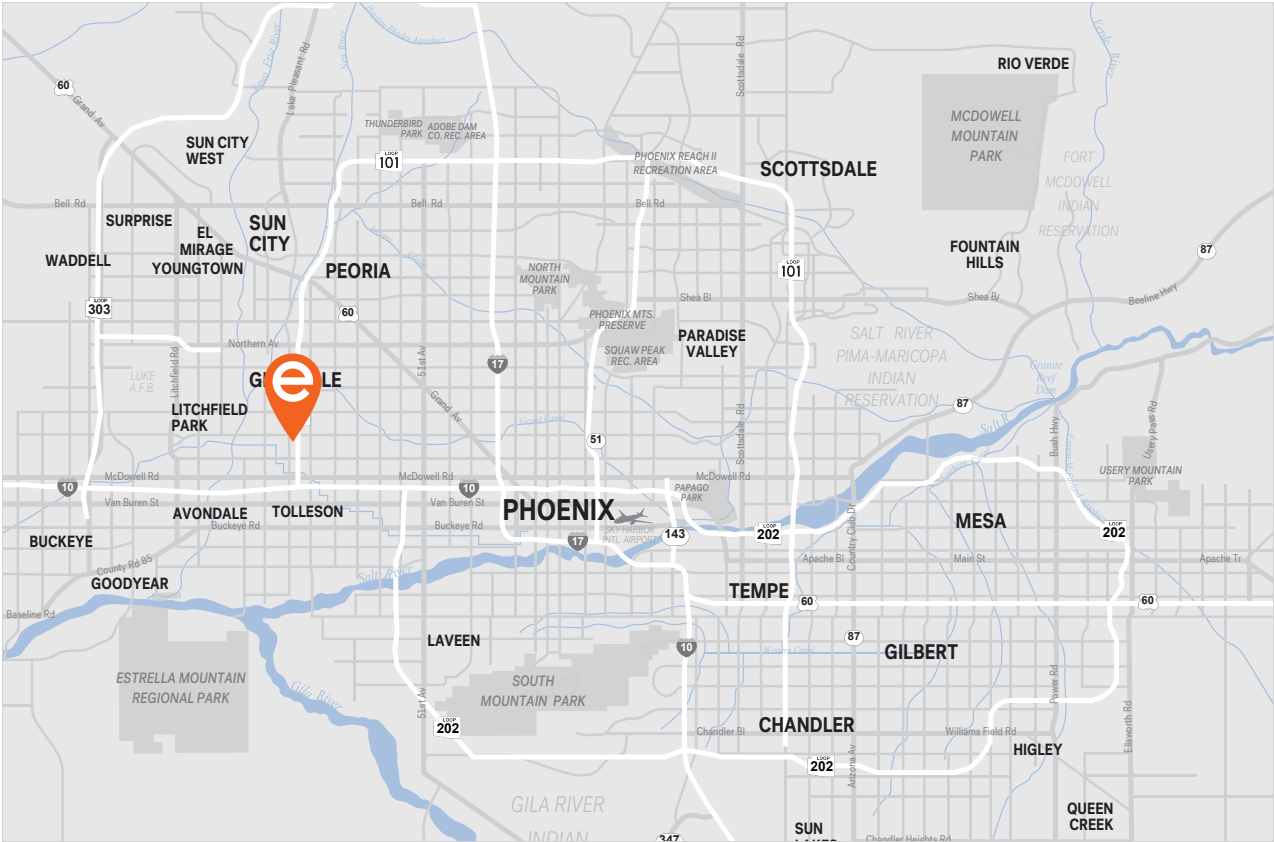
Indian School & 99th Ave Pad

SEC Indian School Rd & 99th Ave, Avondale, AZ 85037

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LOCATION

SEC Indian School Rd & 99th Ave
Avondale, AZ 85037



SIZE

±.70 ac PAD (30,867 sf)



ZONING

PUD - Planned Development (Phoenix)



TRAFFIC COUNTS

30,730 CPD

Indian School Rd

27,264 CPD

99th Ave



SALE PRICE

\$1,000,000



2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,968	120,564	349,279
DAYTIME POPULATION	10,491	106,502	295,350
MED HH INCOME	\$81,241	\$74,944	\$71,850

AREA RETAILERS

Eos Fitness, Dutch Bros, Brakes Plus, Quik Trip, Farmer Boys, Bojangles, Superstar Car Wash, HTeaO, Little Caesars Pizza, Chipotle Mexican Grill, Einstein Bros. Bagels, 7-Eleven, Jack in the Box

PROPERTY INFORMATION

- PAD for sale in rapidly growing Avondale submarket
- Over 1,200 single family homes and over 300 multifamily units being built in a 1-mile radius
- EOS anchored center
- Notable Cotenancy: Bojangles, Farmer Boys, Dutch Bros, Super Star Car Wash, Brakes Plus, Chipotle and Quiktrip
- New Industrial and Office developments nearby bring more daytime population.

