

NEW INFILL PAD ACROSS FROM FRY'S

NEC of Thunderbird Rd and 35th Ave
Phoenix, Arizona

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NEW INFILL PAD ACROSS FROM FRY'S



◆ APPROXIMATELY 33,842 SF PAD

Property Highlights

- Directly across the street from Fry's Food and Drug
- Less than 1 mile from Interstate 17 freeway
- Extremely high Traffic Counts with over 75,000 cars per day at the intersection
- Established population with over 400,000 in a 5 mile radius

Traffic Counts

Thunderbird Rd	45,799 VPD
35th Ave	29,539 VPD
Total	75,338 VPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	21,477	150,057	163,979
Estimated Households	8,092	57,801	163,979
Med Household Income	\$90,632	\$87,354	\$94,697
Daytime Population	3,194	48,661	121,887

Source: SitesUSA

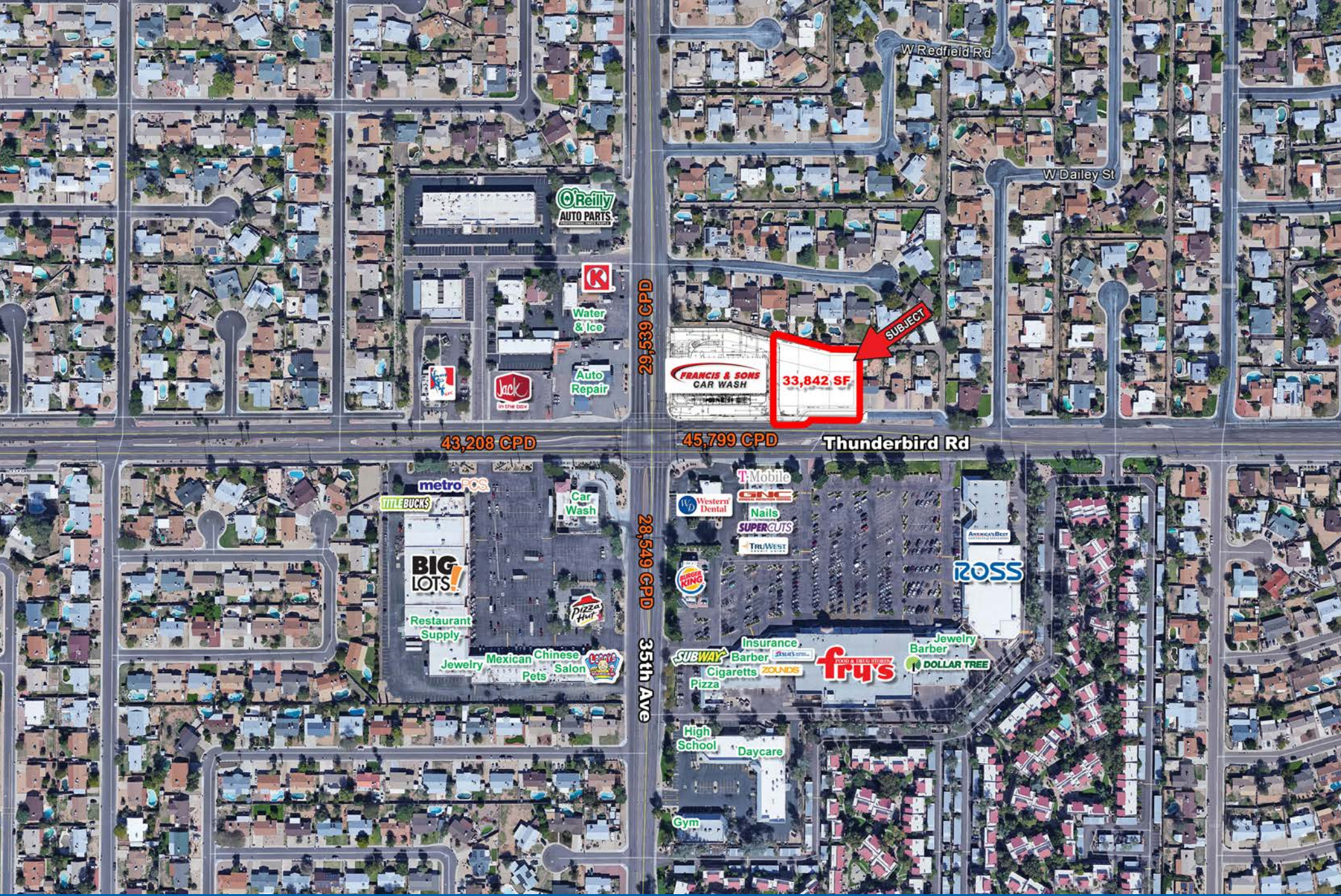
Nearby Tenants



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Greenway Rd

Thunderbird Rd



Cactus Rd

METROCENTER
 Walmart * Dillard's macy's BARNES & NOBLE
 Markins Theatres Cities & Courts ROSS BIG 5
 PET SMART BED BATH & BEYOND LA FITNESS

Peoria Ave

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DEMOGRAPHICS



2022 POPULATION

1 MILE: 21,447
3 MILES: 150,057
5 MILES: 417,146



MEDIAN HOUSEHOLD INCOME

1 MILE: \$90,632
3 MILES: \$87,354
5 MILES: \$94,697



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 0.6%
3 MILES: 0.8%
5 MILES: 0.9%



TOTAL BUSINESSES

1 MILE: 549
3 MILES: 5,458
5 MILES: 14,860



2022 TOTAL HOUSEHOLDS

1 MILE: 8,092
3 MILES: 57,801
5 MILES: 163,979



NUMBER OF EMPLOYEES

1 MILE: 3,194
3 MILES: 48,661
5 MILES: 121,887



MEDIAN HOME VALUE

1 MILE: \$312,515
3 MILES: \$322,742
5 MILES: \$335,056

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 **VELOCITY**
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