

five BELOW



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

VELOCITY
RETAIL GROUP



LOWER BUCKEYE & MILLER NEC



◆ COMMERCIAL ZONED LAND FOR SALE

Property Highlights

- Buckeye is the 2nd fastest-growing city in the U.S. by year-over-year percentage.
- Prime location on Miller Rd, the main north-south commercial route to downtown Buckeye.
- Less than 1 mile from I-10, with direct access to the entire Phoenix metro.
- Next to Five Below's 850K SF distribution center (+500 jobs) and 10 West Commerce Park, home to Funko's facility (+360 jobs).
- 6,000+ new housing units planned or underway nearby.

Traffic Counts

Lower Buckeye	3,233 CPD
Miller Rd	19,435 CPD
Total	22,668 CPD
Demographics	
Estimated Population	1 mi 3 mi 5 mi
Estimated Households	5,512 34,361 56,798
Med Household Income	\$119,935 \$109,618 \$105,737
Daytime Population	1,619 10,561 17,768

Source: SitesUSA

Nearby Tenants



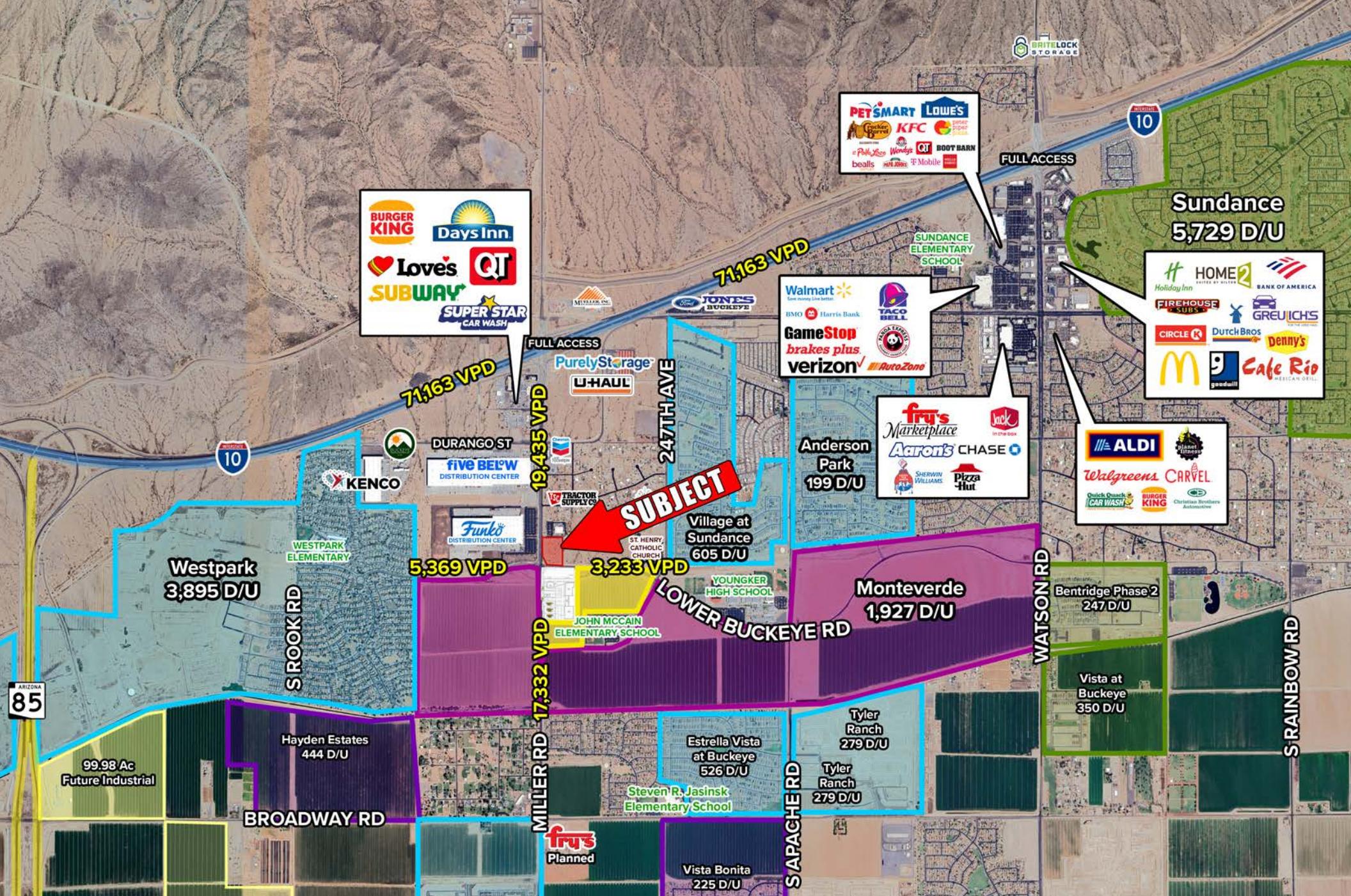
Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

 **VELOCITY**
RETAIL GROUP



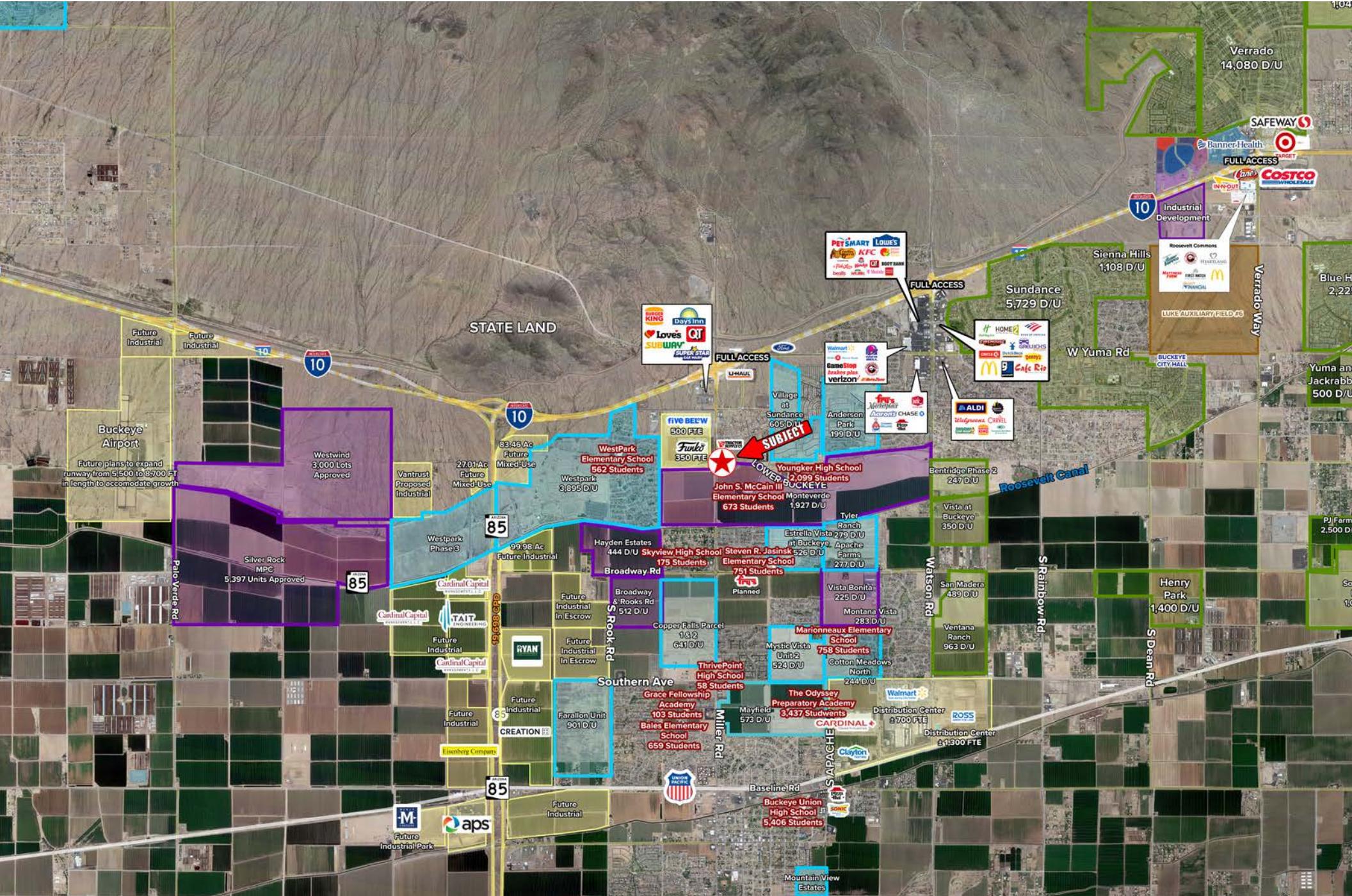
Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

The logo for Velocity Retail Group. It features a stylized 'V' icon composed of two overlapping white L-shaped blocks on the left. To the right of the icon, the word 'VELOCITY' is written in a large, bold, white, sans-serif font. Below 'VELOCITY', the words 'RETAIL GROUP' are written in a smaller, bold, white, sans-serif font.



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

The logo for Velocity Retail Group. It features a stylized 'V' icon composed of two overlapping squares, with the top square being white and the bottom one being a darker shade of gray. To the right of the icon, the word 'VELOCITY' is written in a large, bold, white, sans-serif font. Below 'VELOCITY', the words 'RETAIL GROUP' are written in a smaller, bold, white, sans-serif font.

DEMOGRAPHICS



2025 POPULATION

1 MILE: 5,512
3 MILES: 34,361
5 MILES: 56,798



2025 TOTAL HOUSEHOLDS

1 MILE: 1,619
3 MILES: 10,561
5 MILES: 17,768



MEDIAN HOME VALUE

1 MILE: \$410,238
3 MILES: \$394,362
5 MILES: \$397,073



MEDIAN HOUSEHOLD INCOME

1 MILE: \$119,935
3 MILES: \$109,618
5 MILES: \$105,737



TOTAL BUSINESSES

1 MILE: 110
3 MILES: 480
5 MILES: 988



NUMBER OF EMPLOYEES

1 MILE: 690
3 MILES: 2,393
5 MILES: 5,957



©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

 **VELOCITY**
RETAIL GROUP



2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

Ryan Lane

602.682.8164
ryan.lane@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

