

five BELOW

Funko
DISTRIBUTION CENTER

Residential

W WATKINS ST

Future Commercial

TSC TRACTOR
SUPPLY CO.

SUBJECT

**±3.14 AC
AVAILABLE**

MILLER RD

19,435 VPD

17,332 VPD

LOWER BUCKEYE RD

Future Mixed Use

Future Commercial

ST. HE

McCain Elementary
±673 Students

LAND FOR SALE

NEC of Lower Buckeye Rd & Miller Rd
Buckeye, Arizona

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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	1 mi	3 mi	5 mi
Estimated Population	5,512	34,361	56,798
Estimated Households	1,619	10,561	17,768
Med Household Income	\$119,935	\$109,618	\$105,737
Daytime Population	690	2,393	5,957

Source: SitesUSA

Nearby Tenants



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DEMOGRAPHICS



2025 POPULATION

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



MEDIAN HOUSEHOLD INCOME

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



2025 TOTAL HOUSEHOLDS

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



TOTAL BUSINESSES

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



MEDIAN HOME VALUE

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



NUMBER OF EMPLOYEES

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

Bashas'

MAIN ST MARKET

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