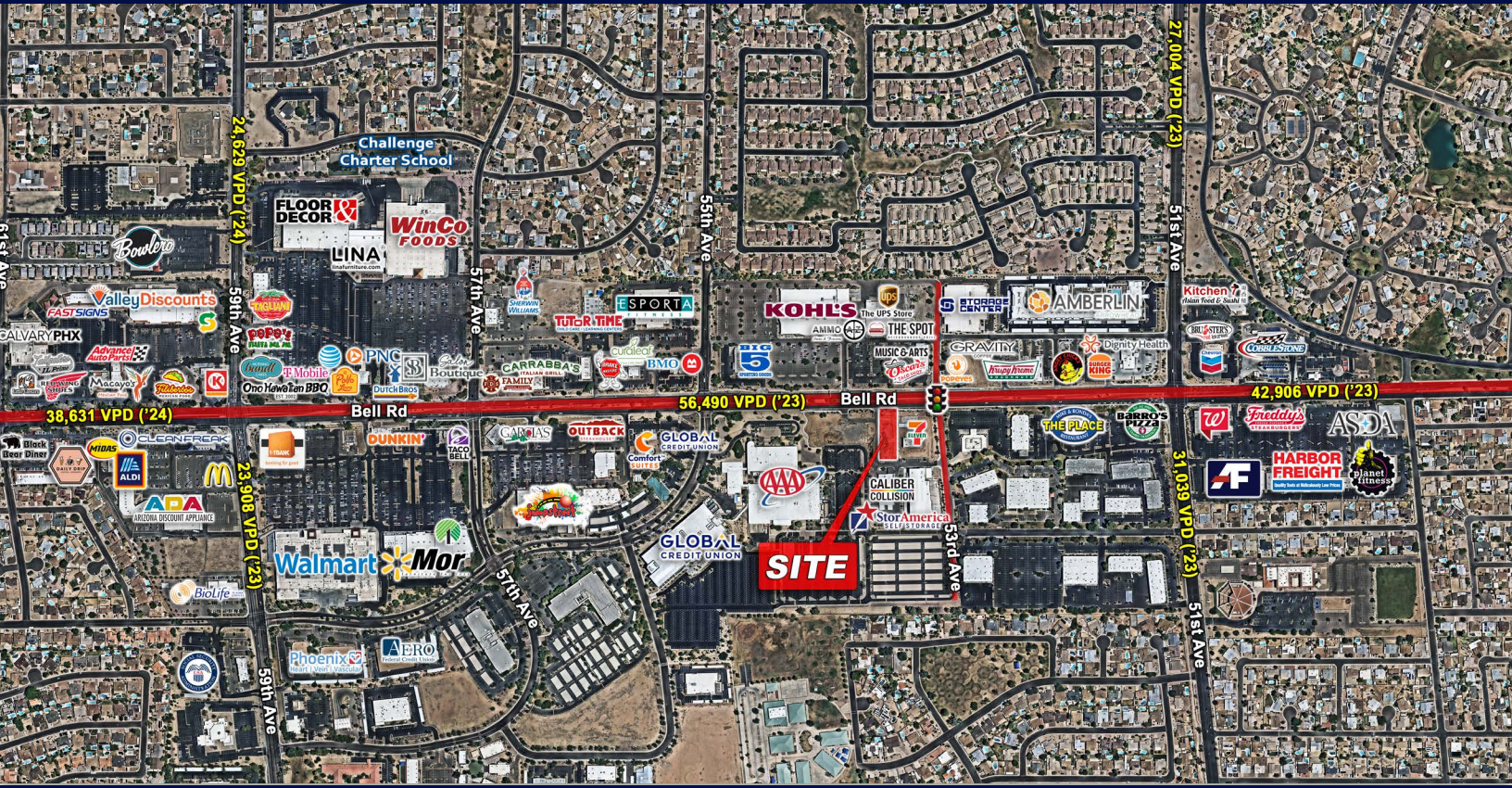


AVAILABLE FOR GROUND LEASE : 1/2 ACRE, +/- 1,800 SF BUILDING WITH DRIVE-THRU



PROPERTY HIGHLIGHTS

- Opportunity for unparalleled Frontage along Bell Road in the Arrowhead Trade Area
- Join Co-Tenants at in the Trade Area including Kohls, Walmart, Winco, ALDI, and adjacent to a BRAND NEW 7-11
- Full-Turn Access and Visibility to Bell Road
- Drive-Thru Available, and Cross-Access to Adjacent Development
- Commercial Zoning



AVERAGE HH INCOME
\$108,819 (3 mile radius)



TOTAL POPULATION
120,456 (3 mile radius)



DAYTIME POPULATION
109,477 (3 mile radius)



TRAFFIC COUNTS
Bell Rd: 56,490 VPD
51st Ave: 31039 VPD

* Demographics ©ESRI 2024 | Traffic Counts @AZDOT 2023



Available for Ground Lease – 1/2 Acre, ±1,800 SF Building with Drive-Thru

StorAmerica
SELF STORAGE

CALIBER
COLLISION

ELEV8

Opening Soon

AAA

53rd Ave

Bell Rd
56,490 VPD ('23)



190,347 VPD

38,631 VPD ('24)

24,629 VPD ('24)

Walmart
Mor

59th Ave

GLOBAL
 CREDIT UNION

**Available for Ground Lease – ½ Acre,
 ±1,800 SF Building with Drive-Thru**

56,490 VPD ('23)

KOHL'S

CALIBER
 COLLISION

Opening Soon

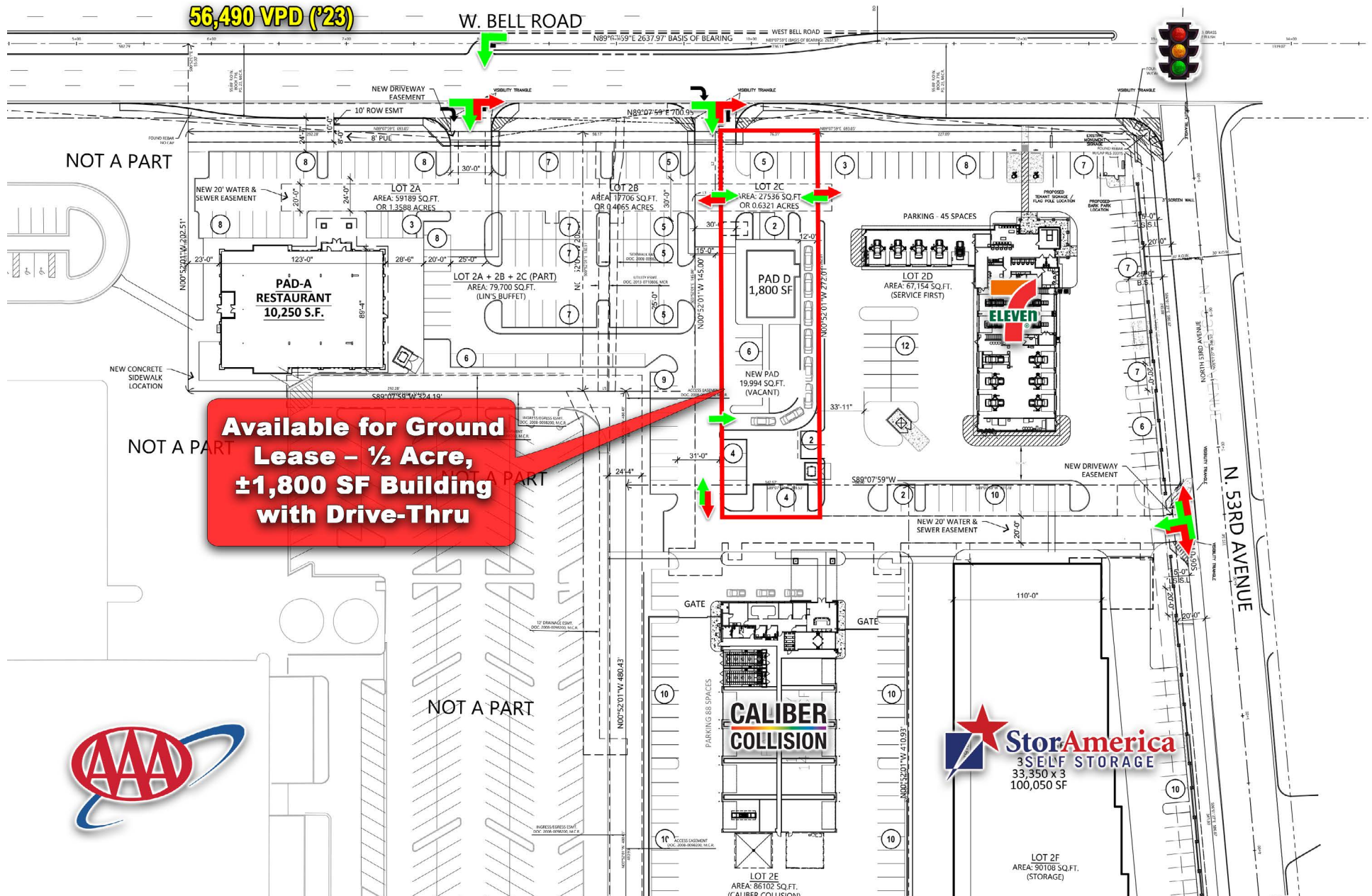
StorAmerica
 SELF STORAGE

Bell Rd

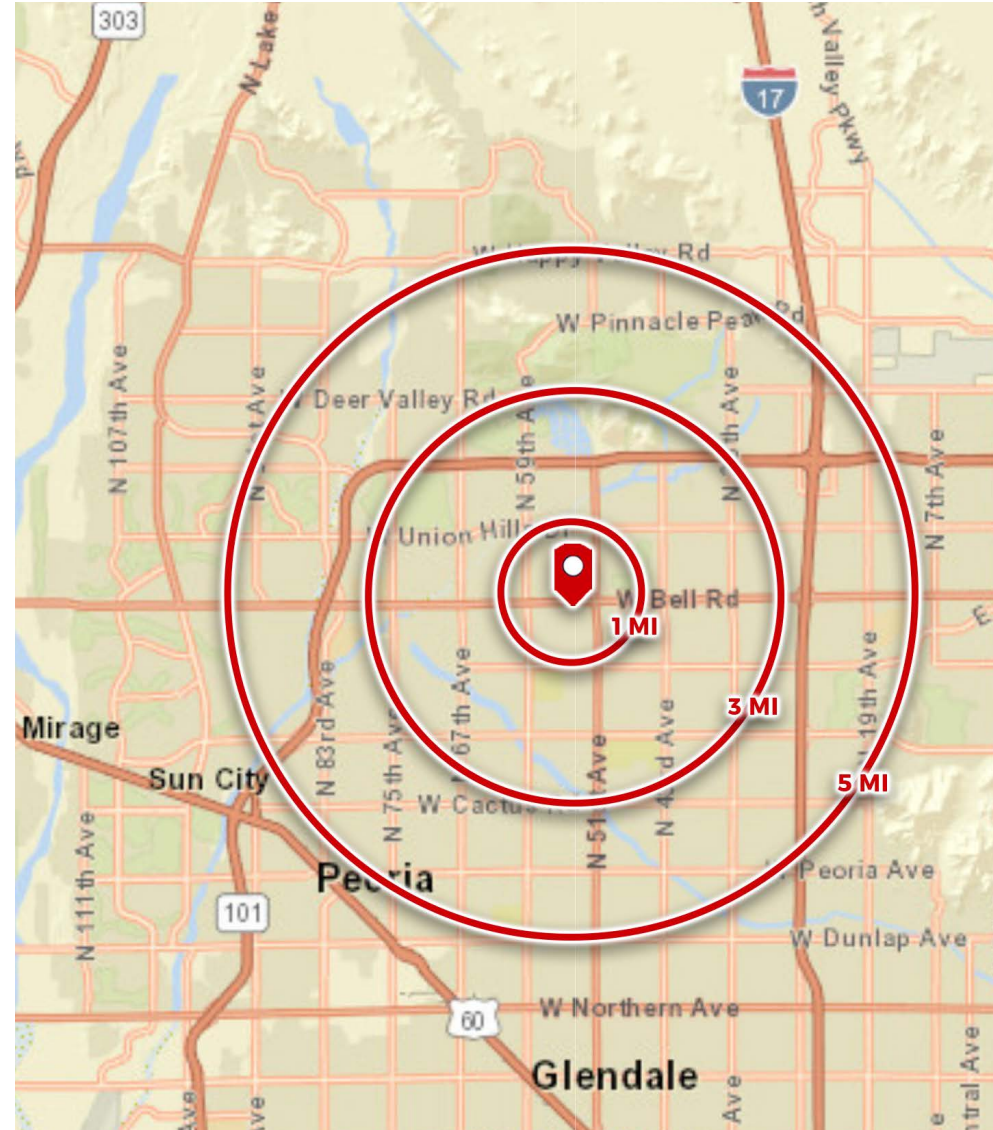
53rd Ave

Bell Rd





	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	11,989	115,658	325,783
2010 Total Population	11,293	112,756	326,698
2024 Total Population	11,054	120,456	350,793
2029 Total Population	10,978	120,912	352,611
2019-2024 Annual Rate	-0.14%	0.08%	0.10%
2024 Total Daytime Population	12,263	109,477	334,179
Workers	7,117	52,815	165,815
Residents	5,146	56,662	168,364
HOUSEHOLD SUMMARY			
2000 Households	3,986	40,995	117,994
2010 Households	3,898	42,284	123,571
2024 Households	4,077	45,191	133,423
2029 Households	4,112	45,972	136,096
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	84.0%	68.1%	63.9%
Renter Occupied Housing Units	14.2%	28.5%	31.4%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$112,308	\$108,819	\$104,700
Average Home Value	\$486,128	\$500,694	\$486,062
2024 POPULATION BY RACE/ETHNICITY			
Total	11,053	120,456	350,793
White Alone	75.1%	70.3%	65.6%
Black Alone	2.2%	4.1%	4.9%
American Indian Alone	1.2%	1.5%	1.7%
Asian Alone	3.1%	4.5%	4.9%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	5.8%	7.4%	9.5%
Two or More Races	12.3%	12.1%	13.1%
Hispanic Origin	18.0%	20.5%	24.3%
Diversity Index	58.9	65.1	70.8
2024 POPULATION BY AGE			
Total	11,056	120,457	350,794
0 - 4	4.5%	5.0%	5.4%
5 - 9	5.3%	5.5%	5.7%
10 - 14	6.1%	5.7%	5.9%
15 - 24	11.5%	13.0%	12.7%
25 - 34	12.5%	14.7%	14.9%
35 - 44	13.8%	13.3%	13.5%
45 - 54	13.1%	12.0%	12.0%
55 - 64	13.4%	12.6%	12.3%
65 - 74	11.5%	10.8%	10.2%
75 - 84	6.5%	5.8%	5.6%
85 +	1.7%	1.7%	1.9%
18 +	80.4%	80.4%	79.5%
2024 Median Age	42.2	39.5	39.0
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,017	85,325	246,724
Some College, No Degree	22.8%	23.5%	22.7%
Associate Degree	10.3%	12.0%	11.5%
Bachelor's Degree	16.5%	20.1%	20.6%
Graduate/Professional Degree	11.0%	10.8%	10.7%



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