



## PROPERTY HIGHLIGHTS

- + Infill Property
- + Zoned C-1 (Neighborhood Retail)
- + ±15,301 SF (0.35 Acres) Lot Size
- + Going to work side of the road to the 51 Freeway
- + 2 miles via E Northern Ave to AZ-51 Freeway
- + Frontage on Northern Ave
- + High Traffic Count of ±44,127 VPD Passing in Front of Property (Source: Esri, 2012)



DEMOGRAPHICS	±1 MILE	±3 MILE	±5 MILE	±10 MILE
2024 Population - Current Year Estimate	13,910	103,686	353,448	1,384,548
2029 Population - Five Year Projection	13,868	104,192	358,470	1,413,581
2024-2029 Annual Population Growth Rate	-0.06%	0.10%	0.28%	0.42%
2024 Households - Current Year Estimate	6,931	47,217	152,572	546,737
2029 Households - Five Year Projection	7,003	48,213	157,921	571,137
2024 Average Household Income	\$125,602	\$127,205	\$111,023	\$110,342
2029 Average Household Income	\$145,705	\$146,424	\$128,811	\$127,643
2024 Daytime Population	17,967	108,635	391,405	1,668,103

SOURCE: ESRI

## Contact Us

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