

±5 AC FOR SALE OR GROUND LEASE

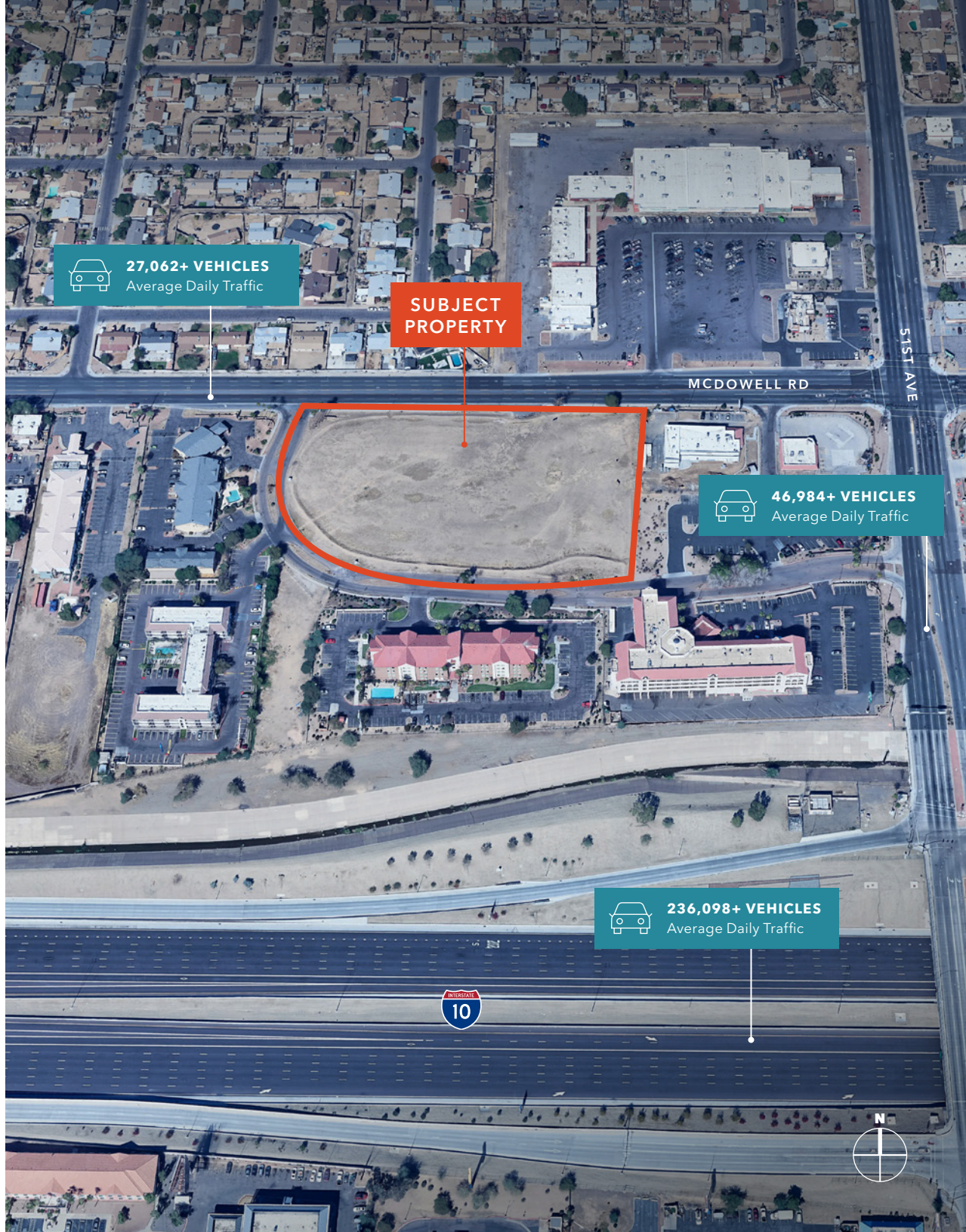
Frontage on McDowell Road, the property has access to the surrounding retail, hospitality, and southbound 51st Avenue

W/SWC 51ST AVE & MCDOWELL RD
PHOENIX, AZ 85035

JENETTE BENNETT, ccim
602.513.5113
jenette.bennett@kidder.com

CHAD RUSSELL
602.513.5142
chad.russell@kidder.com

KIDDER.COM



27,062+ VEHICLES
Average Daily Traffic

SUBJECT PROPERTY



46,984+ VEHICLES
Average Daily Traffic



236,098+ VEHICLES
Average Daily Traffic



±5 acres conveniently located just off I-10 on the going-to-work side of McDowell Road and 51st Avenue and is an excellent option for retailers servicing 24-hour freeway traffic, daily commuters and local residents

Available for sale or ground lease (all or part)

Over 74,046 vpd on McDowell and 51st Ave

Over 236,098 vpd on I-10

Just north of I-10 (full interchange)

C-2 Zoning

Proximity to Loop 202

17 MIN

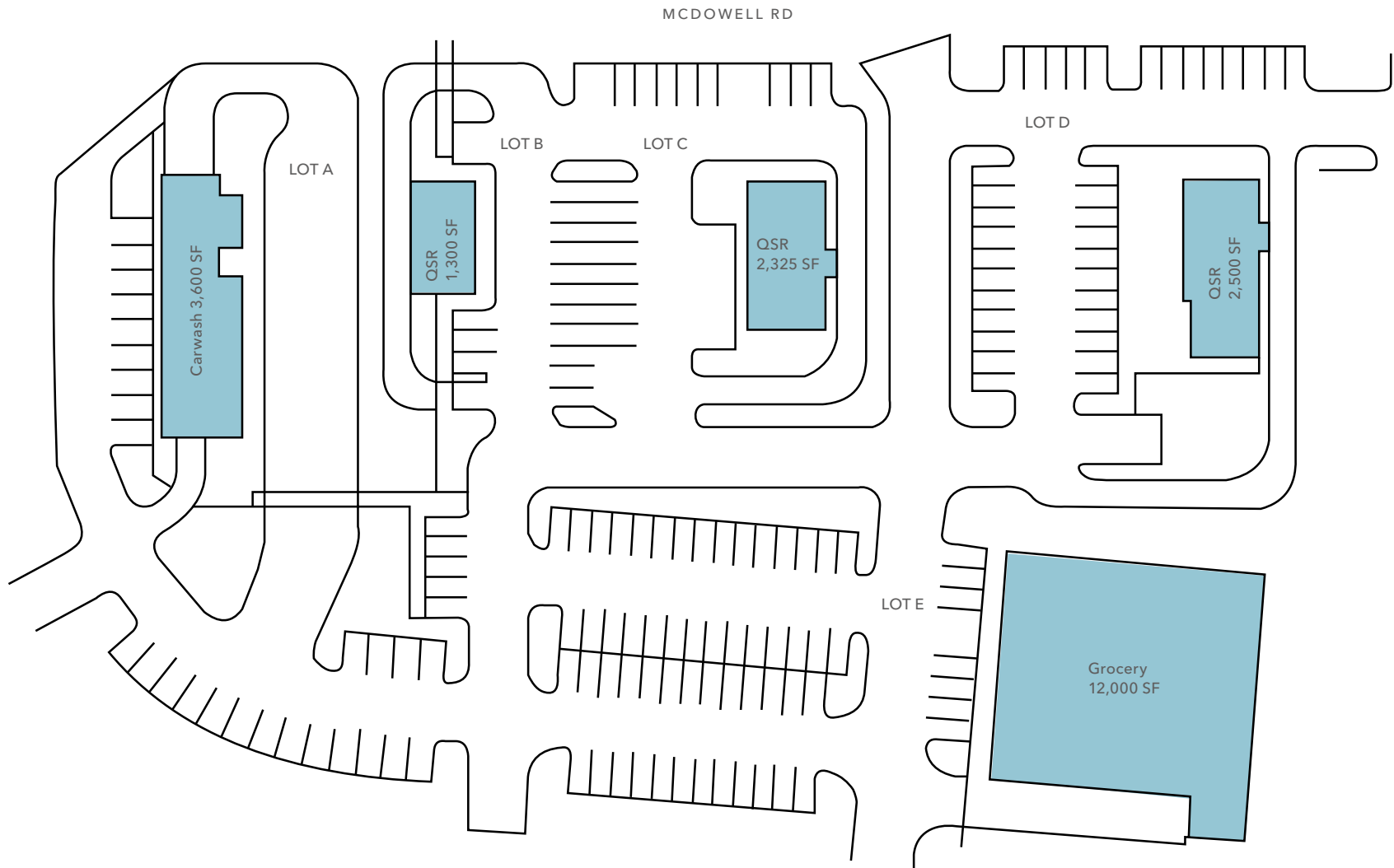
DRIVE TO CENTRAL AND MCDOWELL

23 MIN

DRIVE TO WESTGATE



CONCEPTUAL SITE PLAN



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	21,776	160,165	418,151
2028 PROJECTION	22,495	164,492	438,266
2020 CENSUS	20,991	157,034	406,992
PROJECTED GROWTH 2023 - 2028	0.7%	0.5%	1.0%

INCOME

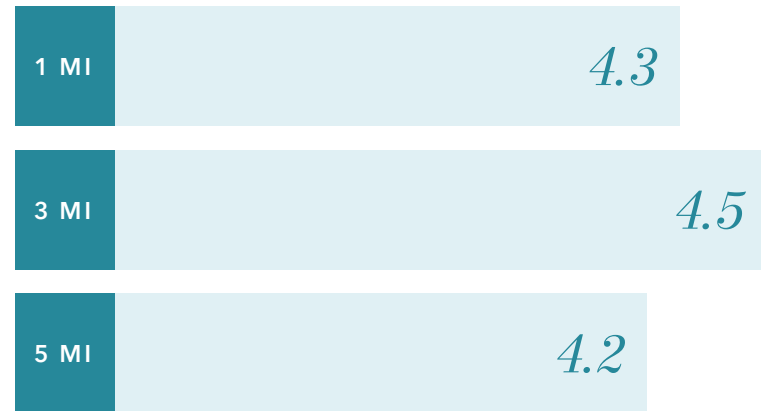
	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$91,074	\$86,811	\$87,845
2028 PROJECTED HH INCOME	\$94,427	\$91,141	\$89,778
ANNUAL CHANGE 2023 - 2028	\$3,353	\$4,330	\$1,934

HOUSEHOLDS

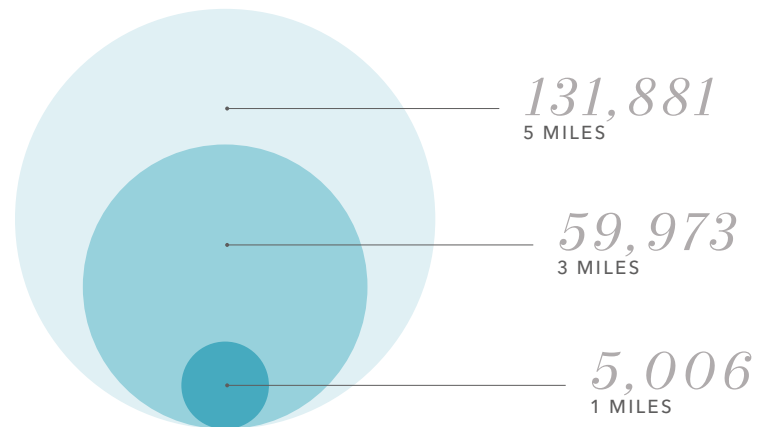
	1 Mile	3 Miles	5 Miles
2023 TOTAL	6,091	41,874	116,558
2028 PROJECTED	6,433	43,407	123,317
2020 CENSUS	5,618	40,800	111,153
GROWTH 2023 - 2028	342	1,533	6,758
OWNER-OCCUPIED	59.7%	59.7%	60.1%
RENTER-OCCUPIED	40.3%	40.3%	39.9%

Data Source: ©2024, Sites USA

AVERAGE FAMILY HOUSEHOLD SIZE



ESTIMATED EMPLOYEES



W/SWC 51ST AVE & MCDOWELL RD





W/SWC 51ST AVE & MCDOWELL RD

*For more information on
this property, please contact*

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