

SPACE AVAILABLE

Project Address: 1440 N. Dysart Rd Avondale AZ



**980 SF
'Restaurant'
Space
AVAILABLE**



SWC Dysart & Van Buren

- 980 SF Available (Former "Pizza Patron")
- Pad Building Restaurant Space
- Close to I-10 Freeway
- Near Major Retailers such as Home Depot, Sam's Club, Ashley Furniture, Walgreens, Crispy Crème, Golden Coral, Quick Trip, McDonalds
- Strong Downtown Avondale Neighborhood
- Zoning C-C, City of Avondale; Project Size: 5,816SF

Steve Fisher

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Traffic Counts:

*28,000 vpd - Van Buren
35,519 vpd - Dysart*

Population

*12,800 - 1 mile radius
66,500 - 3 mile radius
165,100 - 5 mile radius*

Average HH Income

*\$43,600 - 1 mile radius
\$68,400 - 3 mile radius
\$78,100 - 5 mile radius*

