

C2 COMMERCIAL LAND

GLENDALE, AZ 85307

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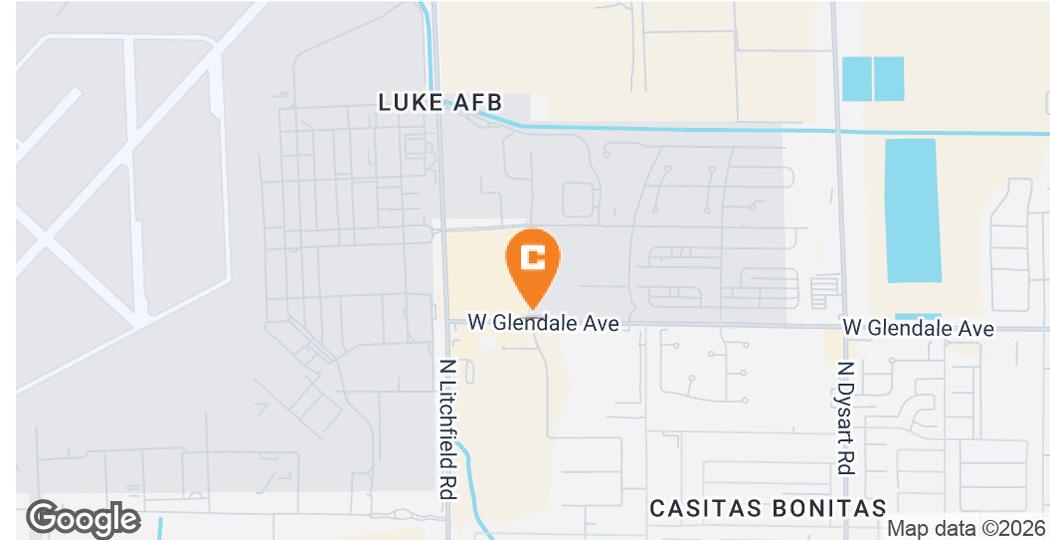
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LAND | FOR SALE



PROPERTY DESCRIPTION

Well located Site in a high demand area 0.7 miles to the main entrance of Luke Air Force Base. Luke Air Force Base employs over 5,500 military and civilian men and women. Property is available for sale or lease. If leased, landlord is open to considering proposed fencing and/or surface treatments pending agreeable terms between both parties. C-2 zoned, in Maricopa County. Buyer to determine any Special Use Permit requirements needed for Buyers intended use.

OFFERING SUMMARY

Sale Price:	\$9 PER SQ/FT
Lot Size:	+/- 6.24 acres
Zoning:	C-2 (Maricopa County Island)
County:	Maricopa

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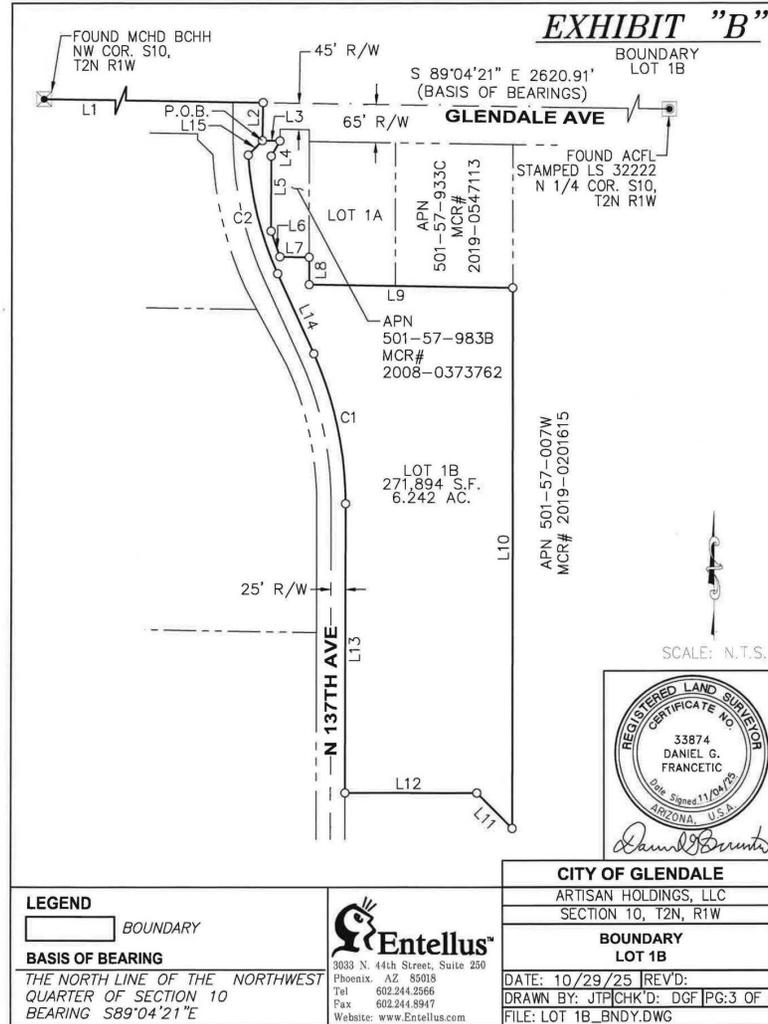
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Why build next to a Dollar General????



Built-in Foot Traffic

- **High daily visits:** Dollar General stores attract a steady stream of budget-conscious shoppers, often multiple times per week.
- **Impulse and convenience buys:** Co-located retailers can benefit from spillover purchases, especially if they offer complementary goods or services (e.g., takeout food, salons, or specialty retail).

Prime Real Estate, Low Cost

- **Site selection expertise:** Dollar General is known for choosing high-visibility, high-accessibility sites with strong demographic potential.
- **Shared infrastructure:** Retailers can piggyback on existing parking, signage visibility, and traffic patterns without the cost of anchoring a center themselves.

Shared Customer Base

- **Target overlap:** Many Dollar General shoppers are value-driven, local, and loyal—ideal for retailers offering essentials, quick services, or affordable indulgences.
- **Cross-shopping potential:** Think of a nail salon, pizza shop, or vape store next door—each benefits from the same customer making multiple stops.

Development Momentum

- **Faster leasing and permitting:** In some cases, being part of a Dollar General-anchored development can streamline approvals or attract financing.
- **Perceived stability:** Dollar General's long-term leases and national brand can lend credibility to a retail strip or pad site.

Complementary Positioning

- **Not direct competition:** Most retailers near Dollar General aren't selling the same SKUs—they're offering what DG doesn't (fresh food, services, branded goods, automotive parts & accessories).

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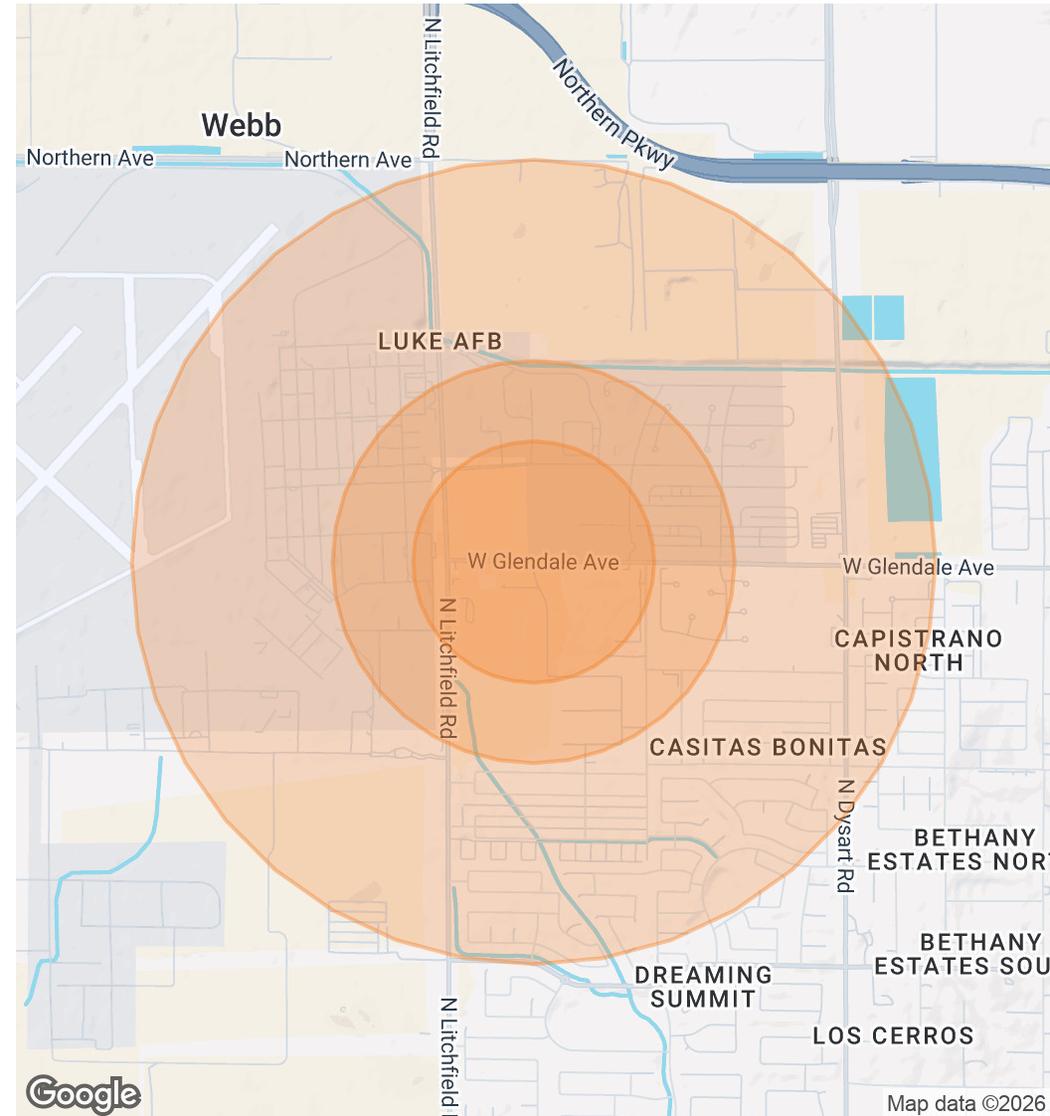
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	806	2,607	8,619
Average Age	35	28	32
Average Age (Male)	34	27	31
Average Age (Female)	35	28	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	869	2,864
# of Persons per HH	2.2	3	3
Average HH Income	\$73,239	\$85,165	\$92,214
Average House Value	\$354,770	\$401,088	\$393,615

Demographics data derived from AlphaMap



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