

NEW MIXED-USE DEVELOPMENT RETAIL PADS AVAILABLE

NWC Lake Pleasant
Pkwy & Jomax Rd



EMMA BARRECA
610.469.4000
emma@dpcr.com

MARTI WEINSTEIN
224.612.2332
marti@dpcr.com

7339 E. McDonald Dr.
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com



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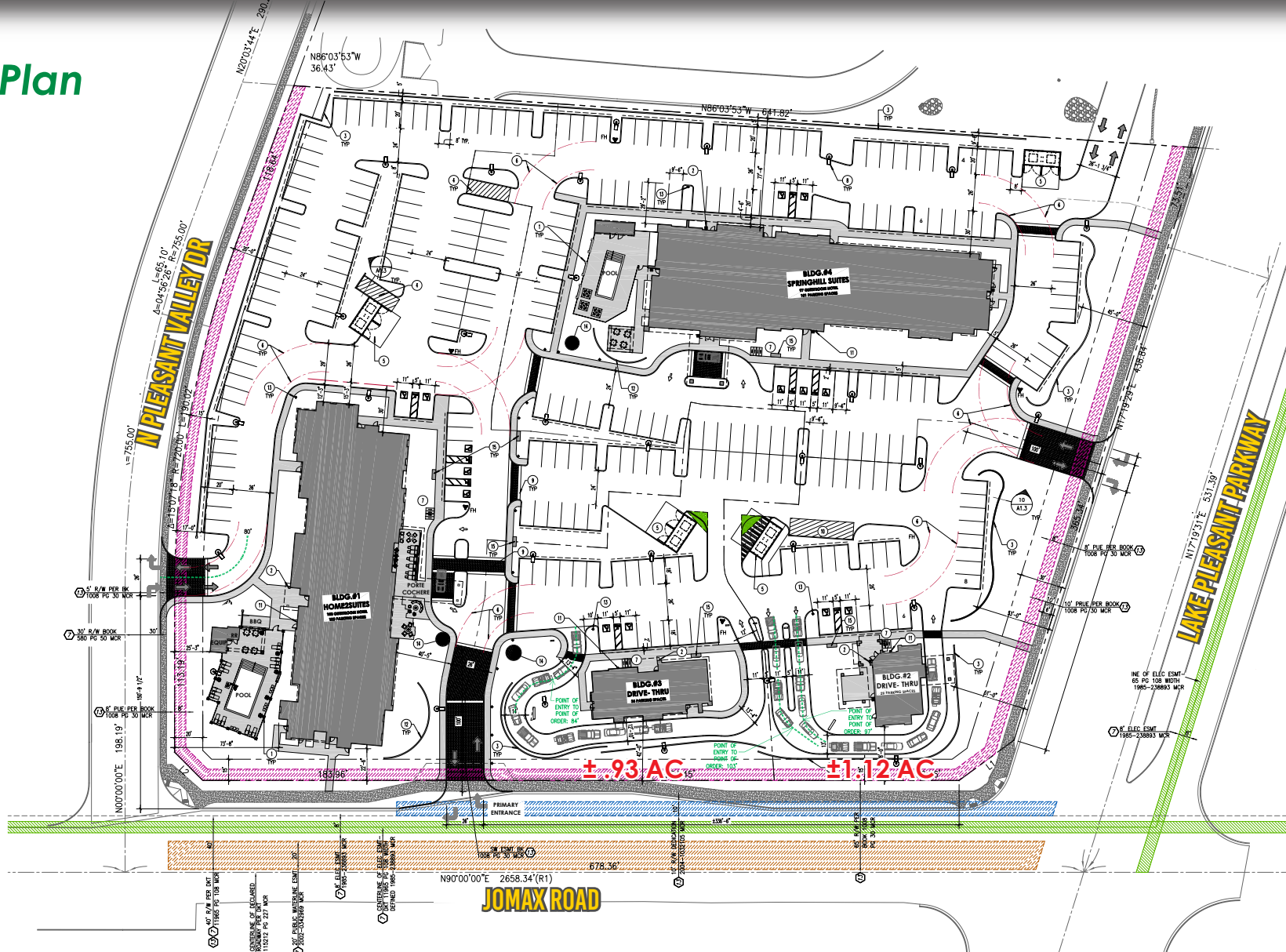
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Site Plan



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,603	36,572	130,291
PROJECTED POPULATION (2030)	7,543	36,757	129,413
AVERAGE HOUSEHOLD INCOME	\$199,674	\$193,076	\$159,526
DAYTIME POPULATION	3,097	13,824	58,512
MEDIAN AGE	38.8	38.4	43.4
TOTAL BUSINESSES	329	1,155	3,601



traffic counts: Lake Pleasant Pkwy | 17,715 VPD • Jomax Rd | 9,191 VPD

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property highlights

- Convenient access via Jomax Pkwy exit off of Loop 303
- Hard corner visibility along Lake Pleasant Pkwy and Jomax Rd
- Located at a signalized intersection with over 26,000 VPD
- Located near several build-to-rent and residential developments including Vistancia, Coldwater Ranch and Crossriver, increasing consumer traffic
- Close to BASIS Charter School and Peoria Regional Medical Center, attracting families and professionals to the area

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**ROSS
BROWN
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