

PLANNED
RESIDENTIAL

PLANNED
MULTI FAMILY

MILLER ROAD

SOUTHERN AVENUE

6,976 ADT

SUBJECT

LEASE / BTS / SALE

ESEC SOUTHERN AVE & MILLER RD

25055 West Southern Avenue Buckeye, AZ 85326

PLANNED NEIGHBORHOOD
RETAIL CENTER

PAD E
27,683 SF

PAD C
7,400 SF

11,2726 ADT

SELF
STORAGE

PAD UNDER
CONTRACT

25055 WEST SOUTHERN AVENUE

Buckeye, AZ 85326

LOCATION DESCRIPTION

THE CITY OF BUCKEYE has made efforts to be a multi-decade development such as generating an assured 100-year water supply, analyzing the general plan, creating business incentives, building a sense of community, and providing infrastructure improvements throughout the city.

SECOND fastest-growing city in the US 2020

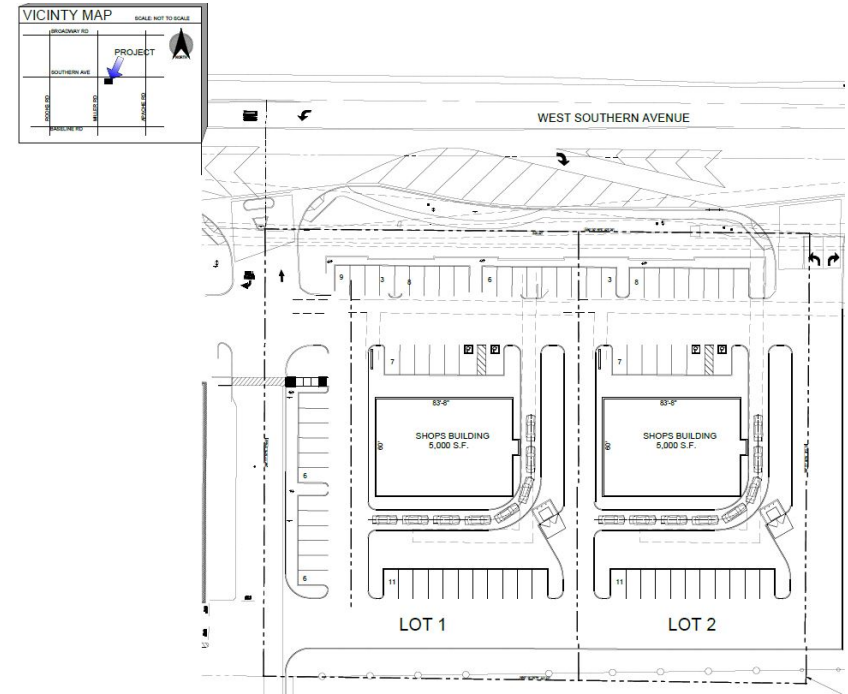
FUTURE DEVELOPMENT is booming with 35 residential developments currently active with over 21,000 residential lots to be developed

PERMIT PROJECTION is over 3,800 for the year of 2021

NUMBER 6 best place to live in the US according to elite personal finance

PROPERTY HIGHLIGHTS

- TWO 5,000 sf RETAIL BUILDINGS PLANNED - ±2.05 AC of commercial land
- TWO END CAP DRIVE THRU OPPORTUNITIES
- FRONTAGE on Southern Avenue
- NEAR the SR85 and I-10
- POPULATION in this area is projected to grow twice the national average in the next 5 years



AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

25055 WEST SOUTHERN AVENUE

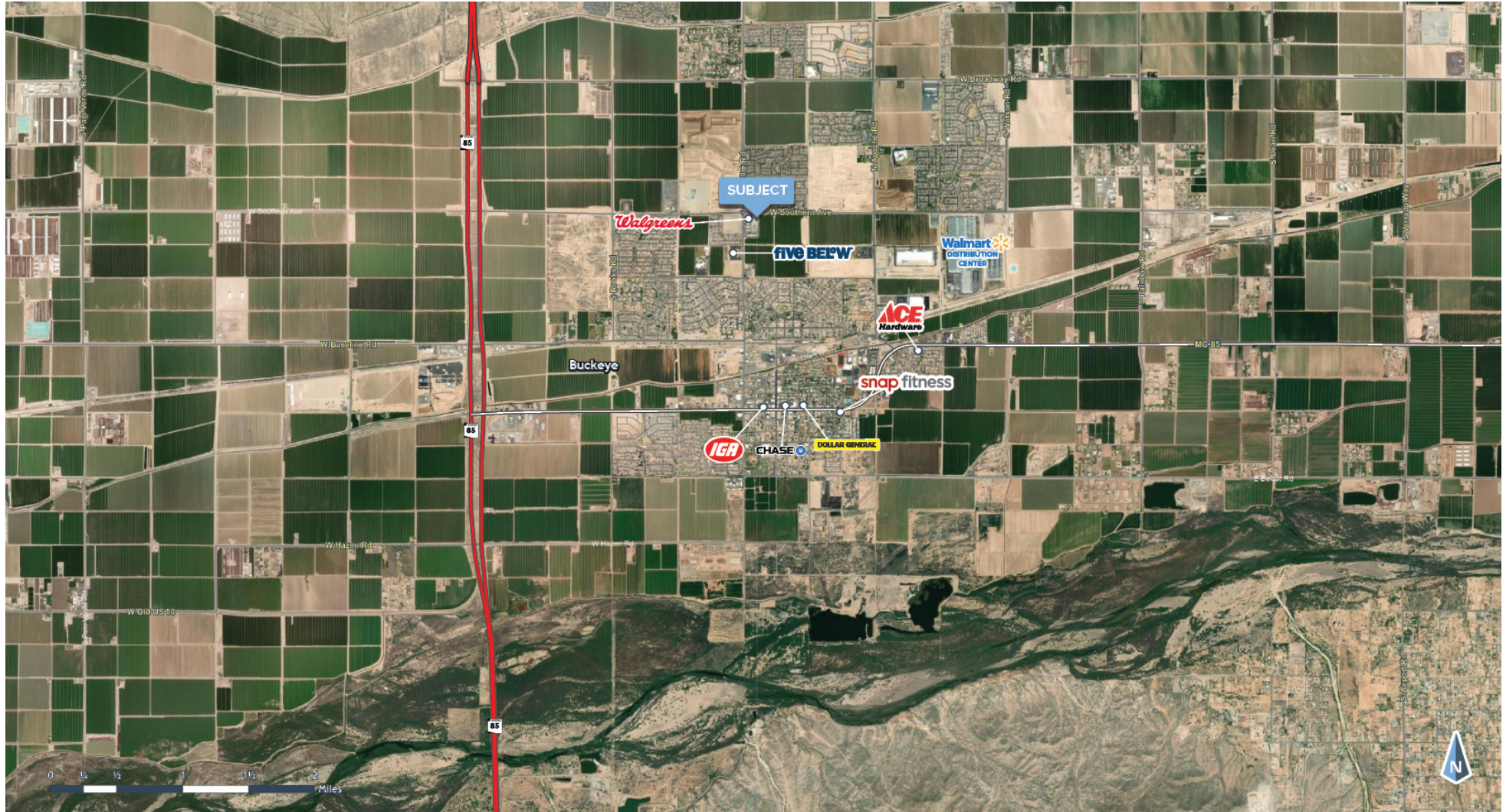
Buckeye, AZ 85326



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

25055 WEST SOUTHERN AVENUE

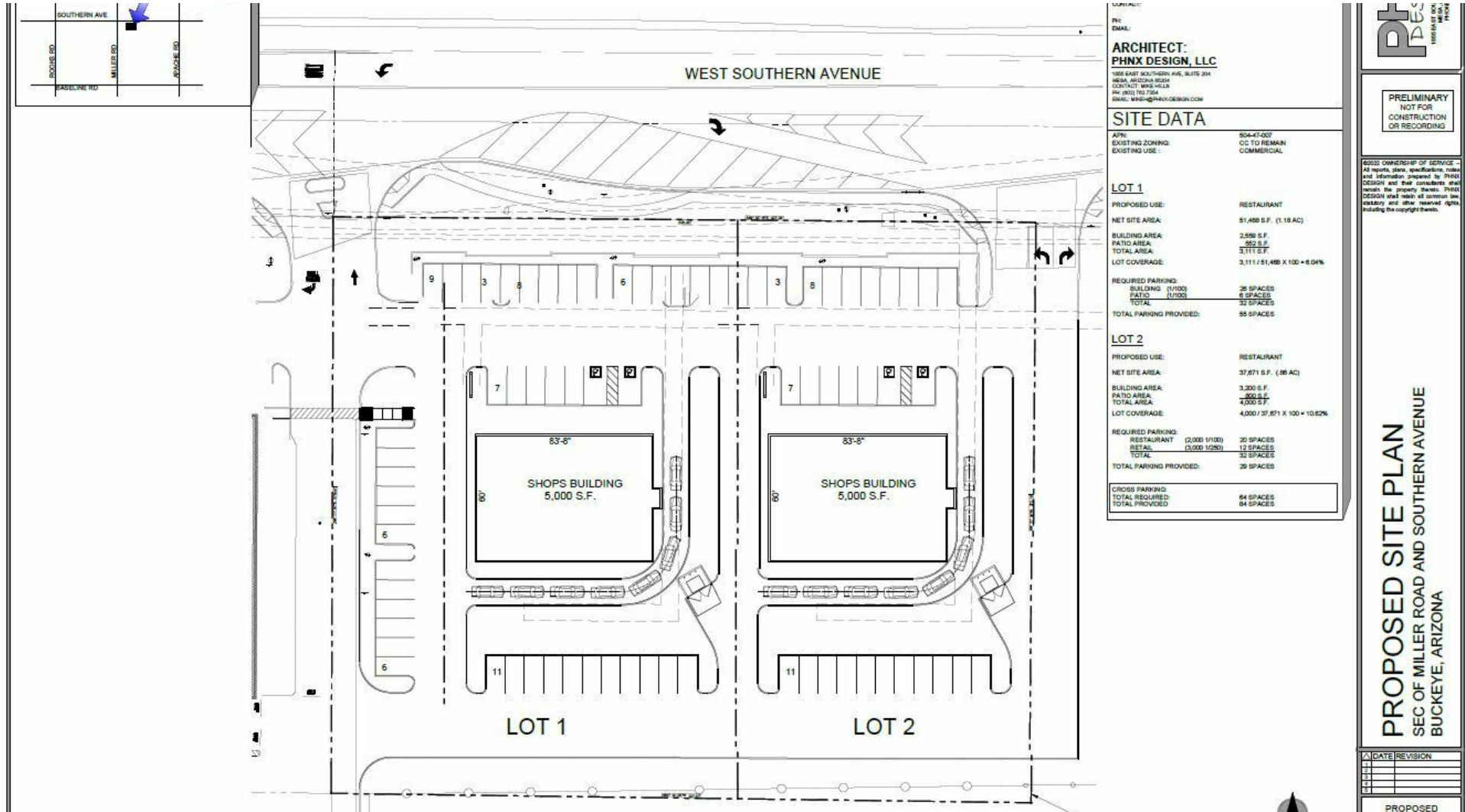
Buckeye, AZ 85326



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

25055 WEST SOUTHERN AVENUE - (Single Tenant Drive-Thru also available)

Buckeye, AZ 85326



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

25055 WEST SOUTHERN AVENUE

Buckeye, AZ 85326



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,124	33,533	58,484
Median Age	31.0	31.2	31.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$60,426	\$70,554	\$75,217
Average	\$75,734	\$85,696	\$94,845



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	41	340	590
Employees	853	3,901	6,875
Daytime Population	522	5,160	9,529



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29.7%	27.1%	29.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	49.0%	44.8%	48.7%
Services	17.4%	19.2%	17.5%
Blue Collar	33.6%	36.1%	33.8%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,731	10,314	16,840
Median Home Value	\$237,902	\$256,844	\$280,404

* 2023 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.