

# PAD AVAILABLE FOR LEASE

SSWC of McCartney Rd and Pinal Ave  
Casa Grande, Arizona

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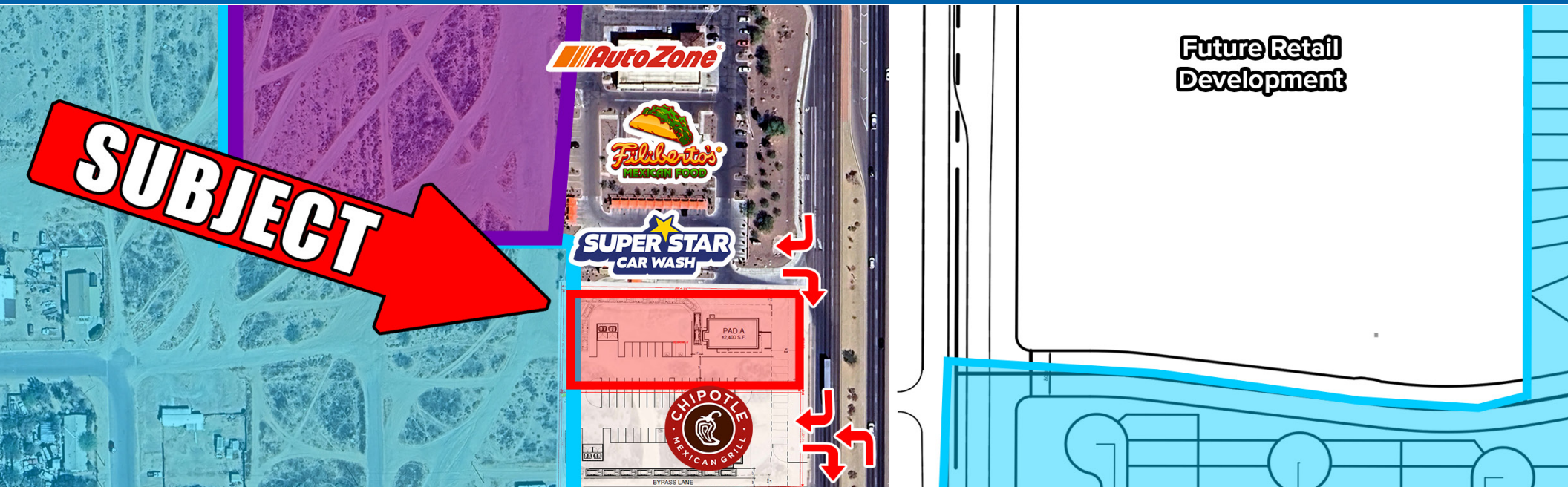
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**DP** **LEGACY**  
DEVELOPMENT PARTNERS

**VELOCITY**  
RETAIL GROUP

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## ◆ DRIVE-THRU PAD AVAILABLE

### Property Highlights

- Surrounded by prominent national retailers, including Fry's, Walgreens, Ace Hardware, AutoZone, Starbucks, McDonald's, Subway, and Panda Express.
- Prime location at the intersection of two major roadways: Pinal Ave/Hwy 387 and McCartney Rd.
- Close proximity to major schools, including Casa Grande Union High School (1,853 students), Villago Middle School (801 students), and McCartney Elementary (646 students).

### Traffic Counts

Pinal Ave	29,676 VPD
McCartney Rd	13,021 VPD
<b>Total</b>	<b>42,697 VPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	5,078	32,584	64,773
Estimated Households	1,644	11,750	23,895
Med Household Income	\$76,951	\$73,571	\$69,634
Daytime Population	969	2,556	13,367

Source: SitesUSA

### Nearby Tenants

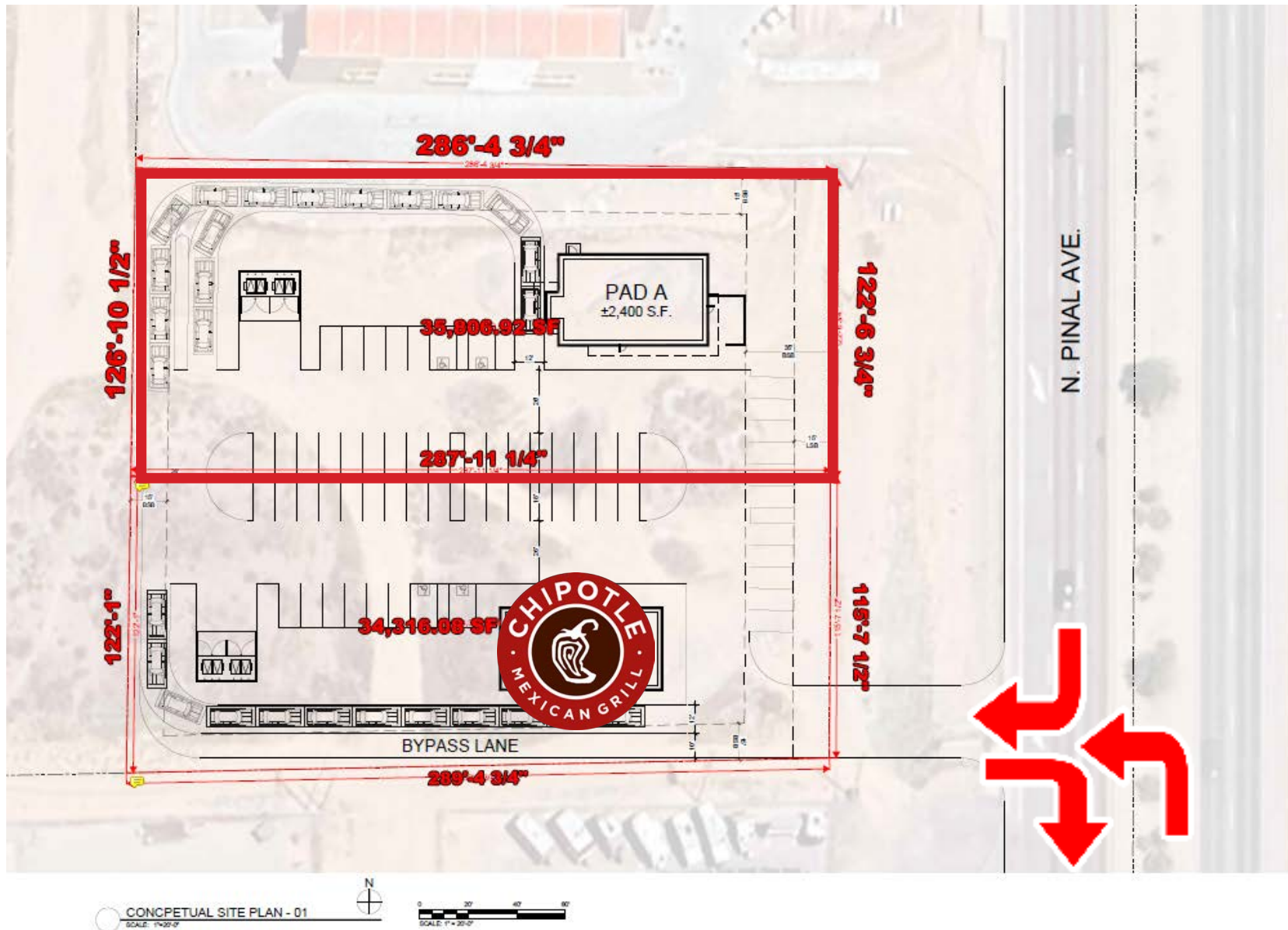


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# SITE PLAN



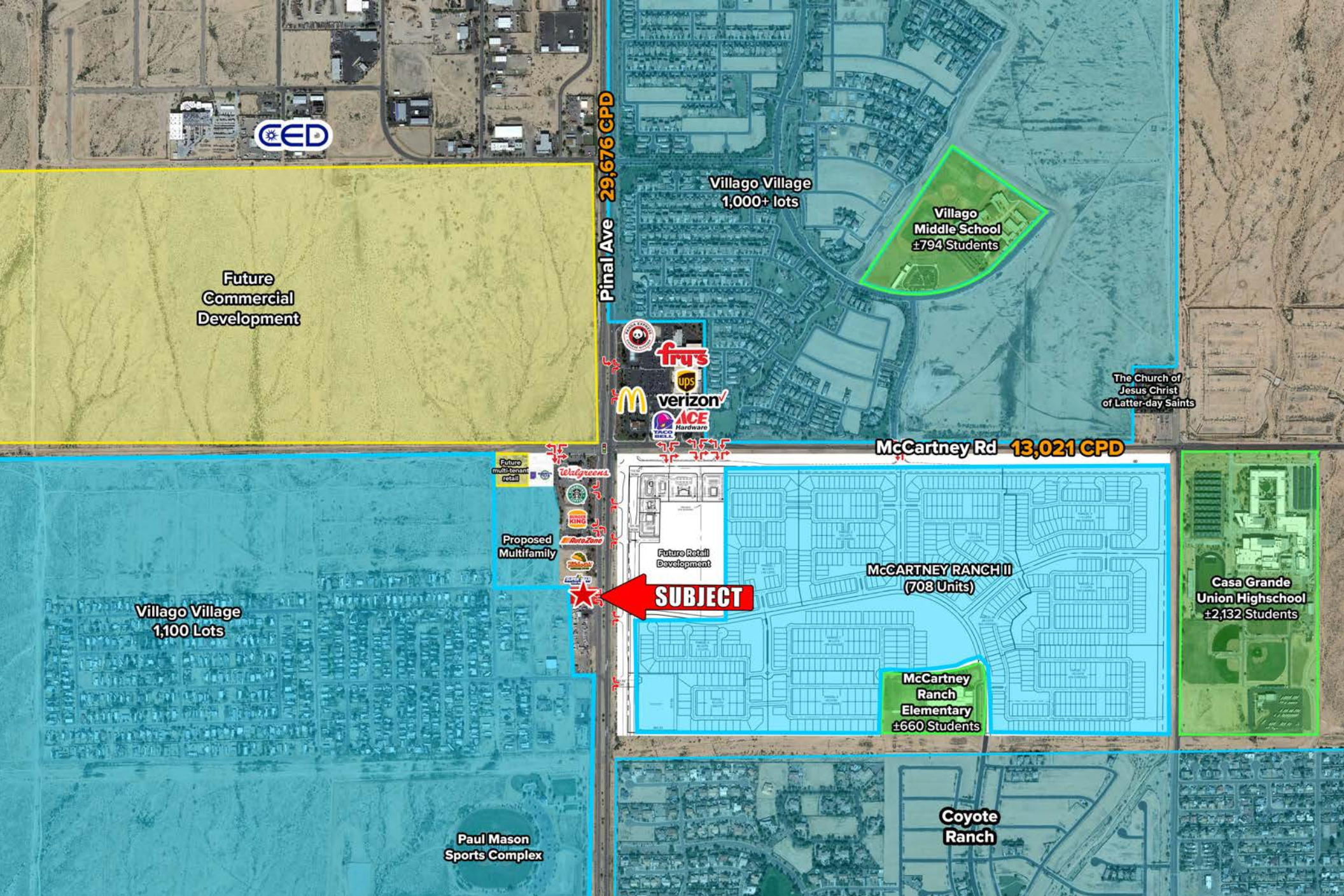
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# DEMOGRAPHICS



## 2025 POPULATION

1 MILE: 5,078  
3 MILES: 32,584  
5 MILES: 64,773



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$76,951  
3 MILES: \$73,571  
5 MILES: \$69,634



## 2025 TOTAL HOUSEHOLDS

1 MILE: 1,644  
3 MILES: 11,750  
5 MILES: 23,895



## TOTAL BUSINESSES

1 MILE: 127  
3 MILES: 443  
5 MILES: 1,531



## MEDIAN HOME VALUE

1 MILE: \$336,177  
3 MILES: \$320,051  
5 MILES: \$310,291



## NUMBER OF EMPLOYEES

1 MILE: 969  
3 MILES: 2,556  
5 MILES: 13,367

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