



LAND FOR SALE

NNEC

99TH AVE & MCDOWELL RD

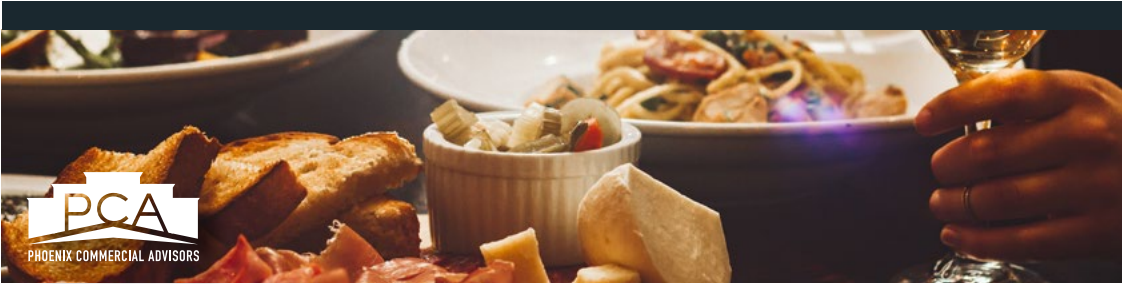
PHOENIX, AZ

Developed by:

THOMPSON THRIFT



SITE
PLAN



DEMO
GRAPHICS



Property Highlights

- One of the highest trafficked freeway intersections in Metro Phoenix
- Convenient access to both Interstate 10 and the Loop 101 Agua Fria Freeway
- Almost 1.5 million square feet of retail at the intersection.
- Excellent visibility from 99th Avenue & Loop 101 freeway
- Dense, well-established neighborhoods
- Strong area employment south of Interstate 10
- 10 national car dealerships within ¼ mile.

15 Minute Drivetime

Population
2023 Total Daytime Population 652,276

Incomes
2023 Average HH Income \$92,514

Within 5 Miles

Strong Daytime Population
2023 Total Daytime Population 272,872

Workers	91,564
Residents	181,308
Businesses	4,491

High Traffic Counts

- ADOT 2022
- Loop 101**
N/S ±164,747 VPD (NB & SB)
- Interstate 10**
E/W ±240,540 VPD (EB & WB)
- 99th Ave**
N ±22,324 VPD (NB & SB)
S ±35,760 VPD (NB & SB)
- McDowell Rd**
E ±35,412 VPD (EB & WB)
W ±49,609 VPD (EB & WB)

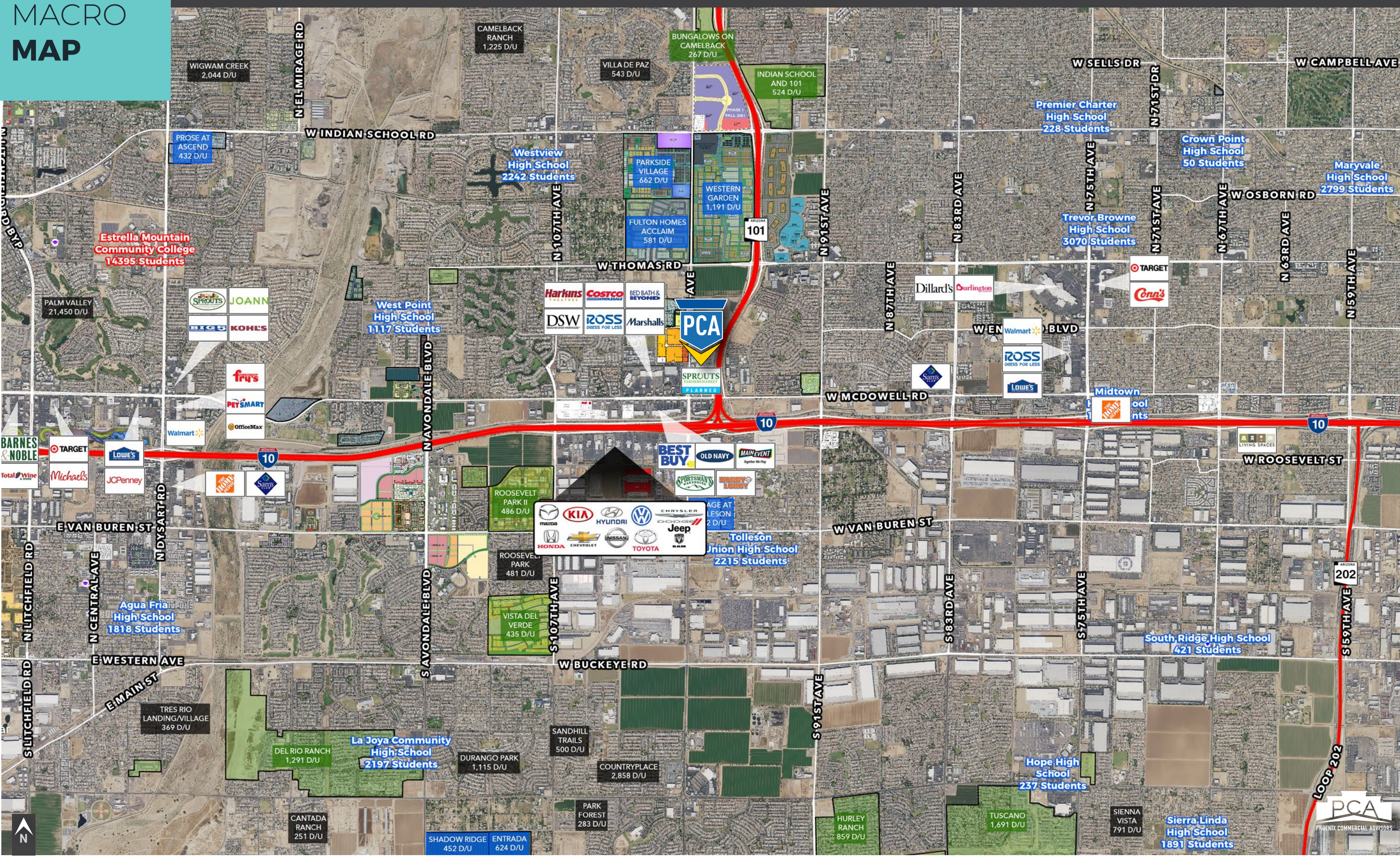
Population
2023 Total Population 336,745
2028 Total Population 351,740

Incomes
2023 Average HH Income \$91,353

MICRO
MAP



MACRO
MAP



NEC OF
99TH AVE &
MCDOWELL

AVAILABLE
± 10 ACRES

99th Avenue

LOOP 101

CROSS
ACCESS

CAVA



SPROUTS
FARMERS MARKET

Nail Salon

TORCHY'S
TACOS



V's
BARBER
SHOP

Cookie
Plug

LaserAway

EXCLUSIVELY
LISTED BY

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