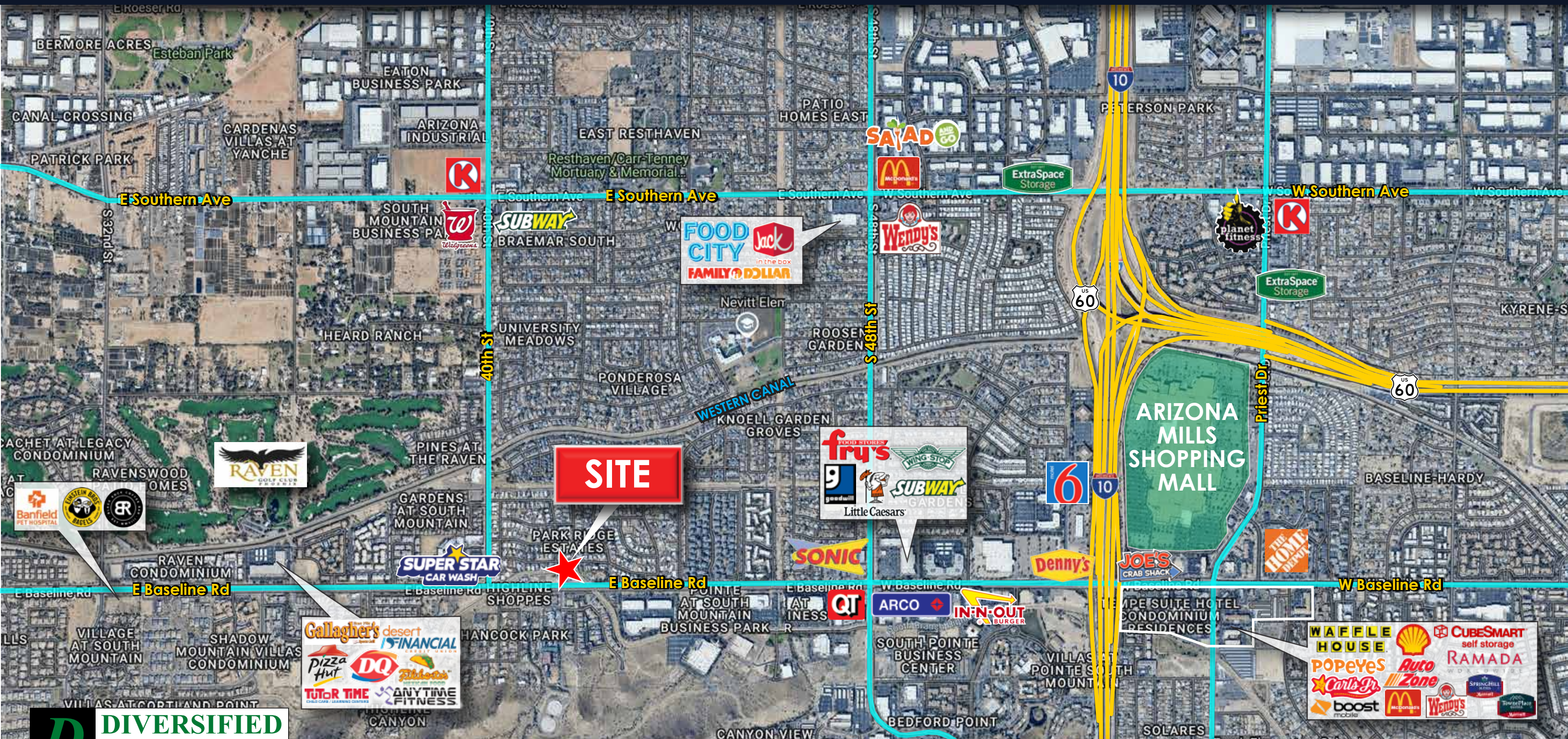


# QSR PAD Available for SALE, GL or BTS Along Baseline Road

NEC E Baseline Road & S 42nd Place | Phoenix, AZ 85042



**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

**AUSTIN PAYNE** | Cell: (480) 322-4264 | [austin.payne@dpcr.com](mailto:austin.payne@dpcr.com)

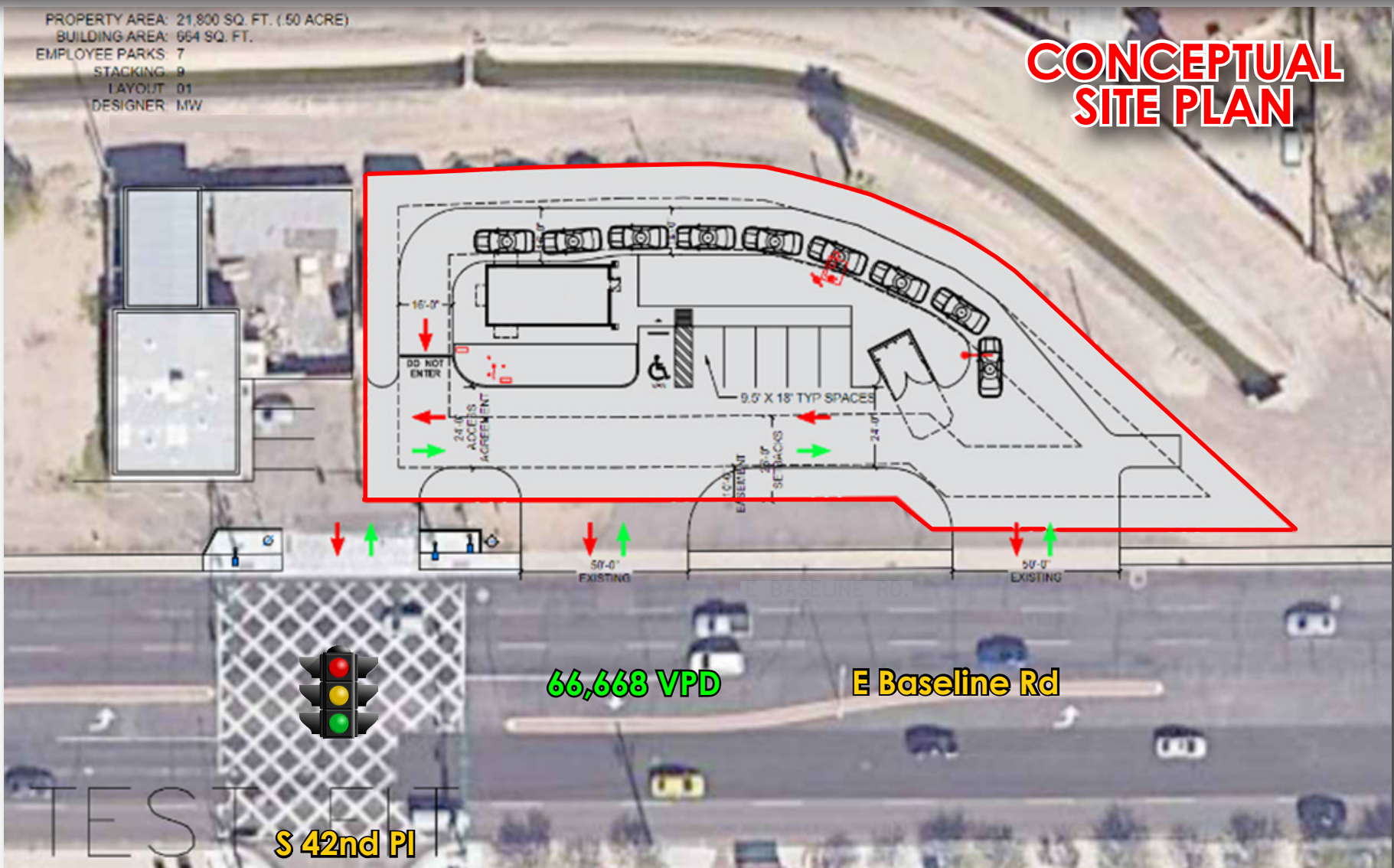
**MARTI WEINSTEIN** | Cell: (224) 612-2332 | [marti@dpcr.com](mailto:marti@dpcr.com)

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Office: 480.947.8800  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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## demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
<b>POPULATION (2024)</b>	12,938	91,683	261,727
<b>PROJECTED POPULATION (2029)</b>	12,752	91,147	262,564
<b>AVERAGE HOUSEHOLD INCOME</b>	\$105,679	\$107,936	\$114,852
<b>DAYTIME POPULATION</b>	9,356	109,916	273,299
<b>MEDIAN AGE</b>	32.1	33.7	33.3
<b>ESTIMATED HOUSEHOLDS</b>	4,953	36,495	102,983



traffic counts: E. Baseline Road | 66,668 VPD ● S. 40th St | 14,228 VPD

### Contact:

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## property highlights

- QSR PAD for Sale, GL or BTS along Baseline Road
- Excellent visibility along Baseline Road
- Located at a lighted corner with full turning access
- Over 80,000 VPD at the intersection
- Approximately 1 mile from the busy I-10 Freeway



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