

NEW ± 2.17 ACRE RETAIL DEVELOPMENT | PAD FOR SALE

NEC Southern Ave & 27th Ave | Phoenix, AZ 85041



Property Highlights:

- Fully permitted drive-thru PAD available totaling 34,386 SF
- Signalized intersection with over 30,000 vehicles per day!
- Dense trade area with over 90,000 people within a 3-mile radius
- Average HH Incomes estimated to be \$87,000 within a one-mile radius
- Significant residential growth in the immediate area highlighted by the brand new KB Homes development surrounding the property with an average sale price of \$400,000.
- In close proximity to national retailers such as Walmart, Lowe's Home Improvement, Goodwill and many more!



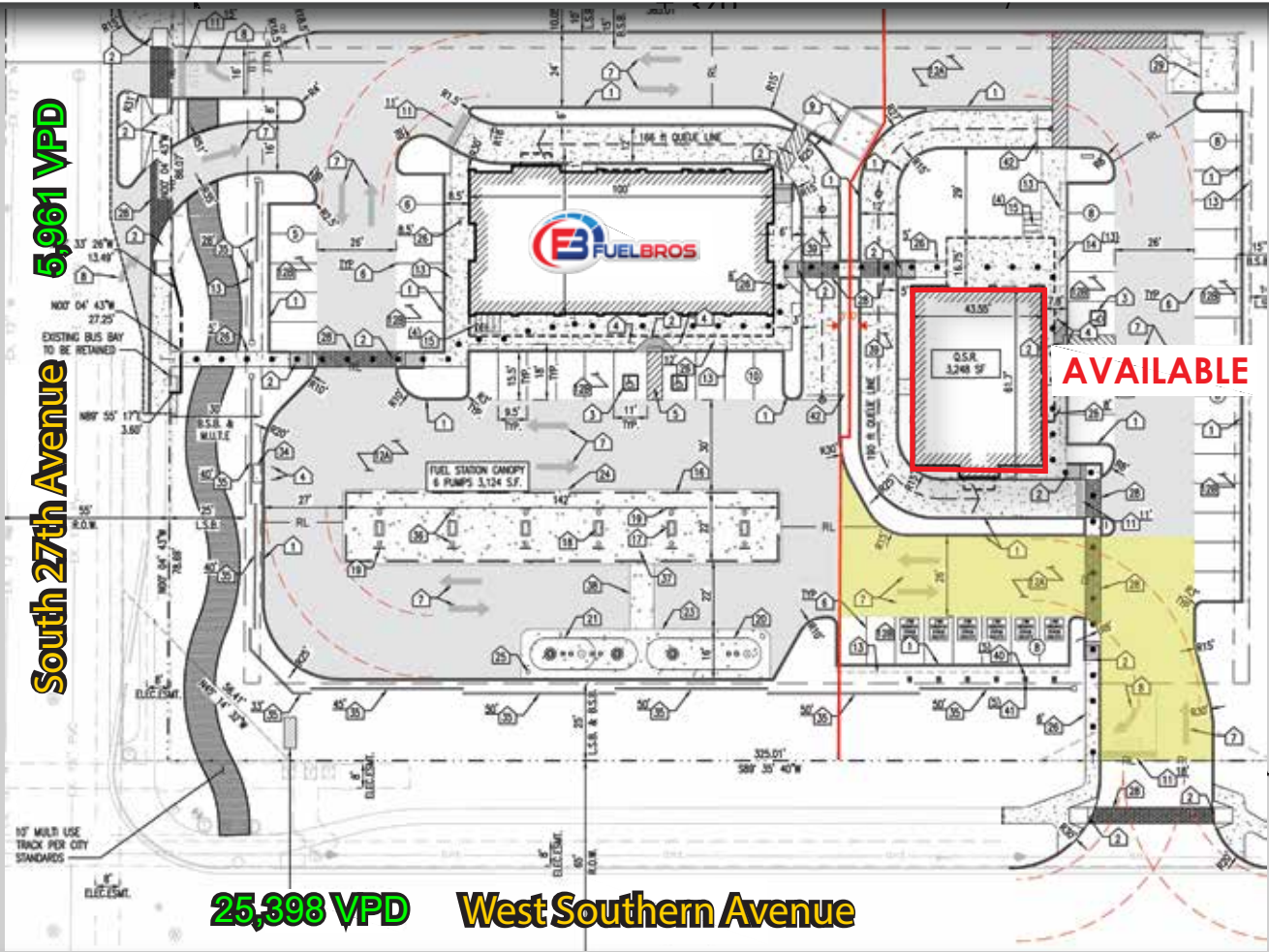
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CONCEPTUAL SITE PLAN



DEMOGRAPHICS 2022

 POPULATION	1 MILE	15,902	 HOUSEHOLDS	1 MILE	4,611	 AVG. HH INCOME	1 MILE	\$109,920
	3 MILES	92,599		3 MILES	25,807		3 MILES	\$98,561
	5 MILES	210,665		5 MILES	63,768		5 MILES	\$94,253
 MEDIAN AGE	1 MILE	30.4	 DAYTIME POPULATION	1 MILE	5,063	 TRAFFIC COUNTS	SOUTHERN AVE	25,398
	3 MILES	31.3		3 MILES	47,010		27TH AVE	5,961
	5 MILES	31.7		5 MILES	170,332			

Source: Sites USA



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