

FOR SALE OR LEASE: PAD 2 - 0.68 ACRES | PAD 3 – 1.07 ACRES



PROPERTY HIGHLIGHTS

- Join Established Retailers – Harbor Freight, Denny's, Big 5 Sporting Goods, Filiberto's and more!
- Strategically Positioned at the Epicenter of Apache Junction's Retail, Medical and Schools
- Opportunity for Premier Frontage along Apache Trail – Apache Junction's Dominant Commercial Artery
- Drive-Thru and Full Access Available
- Limited Use Restrictions



AVERAGE HH INCOME

\$84,671 (3 mile radius)



POPULATION

89,392 (3 mile radius)



DAYTIME EMPLOYMENT

73,287 (3 mile radius)



TRAFFIC COUNTS

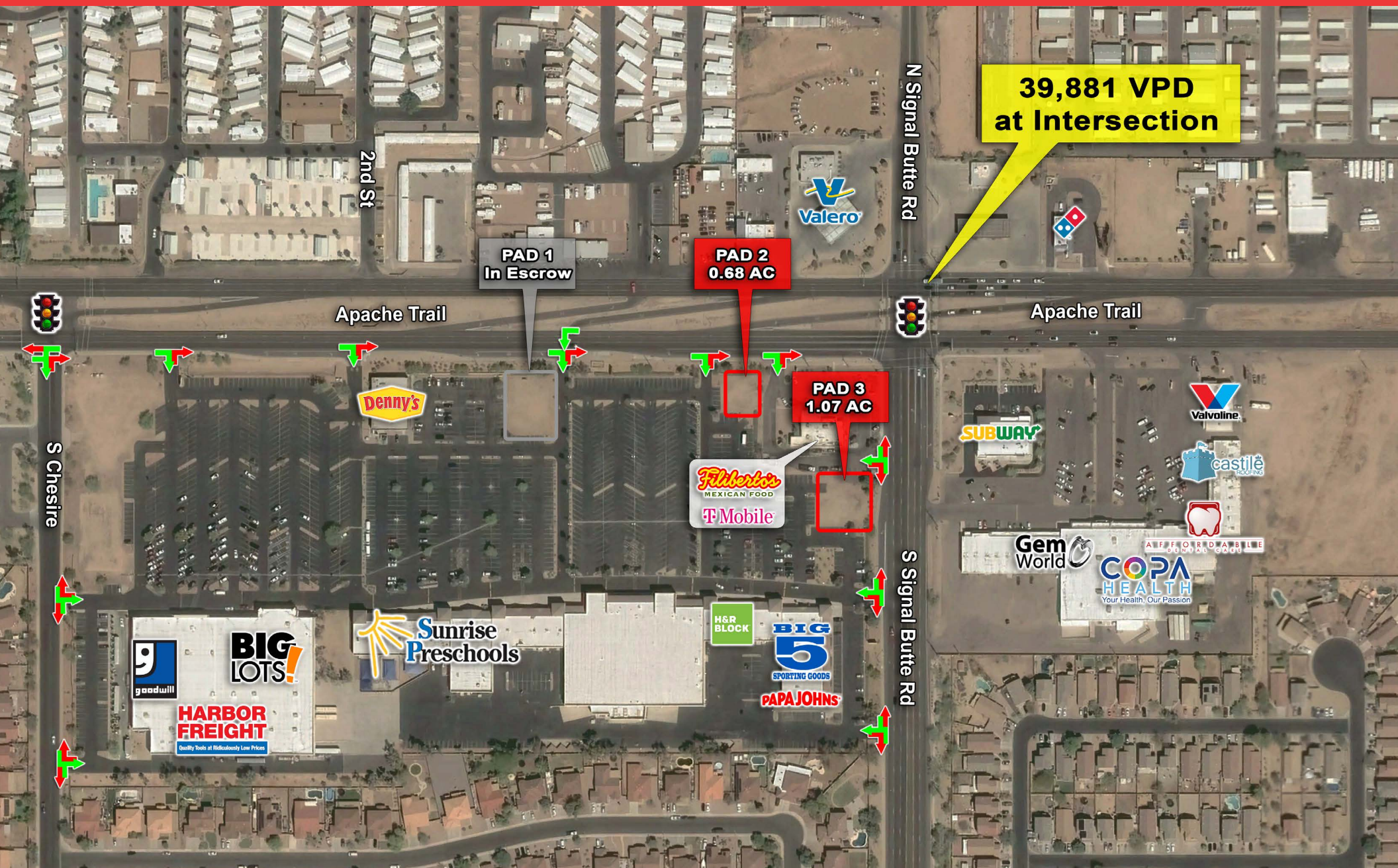
39,881 VPD at the intersection of Apache Trail & Signal Butte

* Demographics ©ESRI 2022

DANIEL TARTAKOVSKY ASSOCIATE ■ **646.623.5640** ■ danielt@ignite-CRE.com
JESSE ROZIO FOUNDER & CEO ■ **480.603.6892** ■ jesse@ignite-CRE.com

IGNITE CRE LLC ■ 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

ignite-cre.com

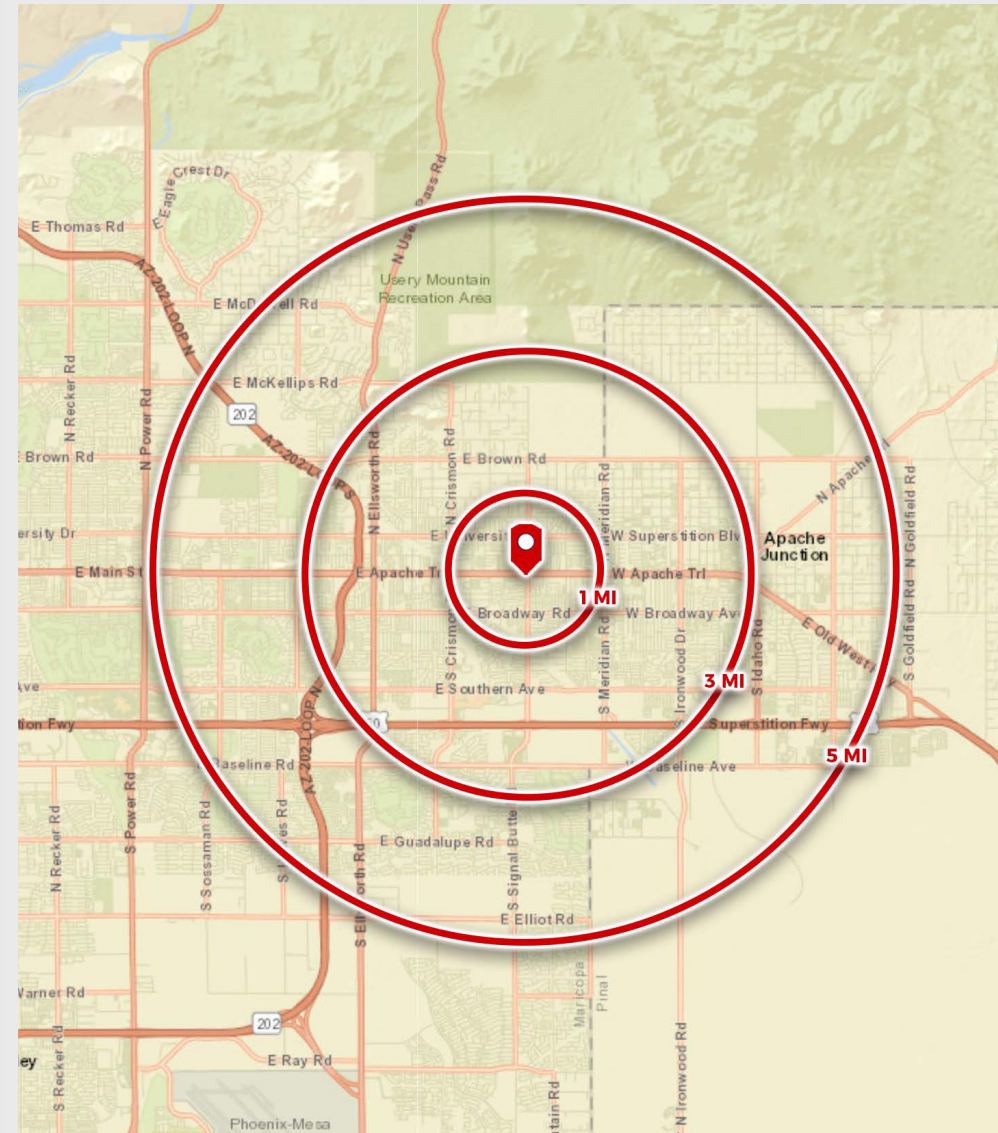








	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	9,523	58,786	108,710
2010 Total Population	13,678	80,238	157,559
2023 Total Population	14,116	89,392	181,604
2028 Total Population	14,172	92,714	184,922
2019-2024 Annual Rate	0.08%	0.73%	0.36%
2023 Total Daytime Population	10,045	73,287	150,564
Workers	2,423	21,664	45,346
Residents	7,622	51,623	105,218
HOUSEHOLD SUMMARY			
2000 Households	3,627	23,769	44,728
2010 Households	5,117	32,175	63,226
2023 Households	5,393	36,221	73,722
2028 Households	5,467	37,750	75,494
2023 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	64.7%	62.7%	64.2%
Renter Occupied Housing Units	17.5%	16.8%	17.5%
2023 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$93,076	\$84,671	\$92,549
Average Home Value	\$285,229	\$272,149	\$316,732
2023 POPULATION BY RACE/ETHNICITY			
Total	14,116	89,392	181,605
White Alone	72.7%	74.3%	75.3%
Black Alone	2.7%	2.3%	2.5%
American Indian Alone	2.1%	1.6%	1.3%
Asian Alone	2.0%	1.7%	2.0%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	9.1%	9.0%	7.9%
Two or More Races	11.2%	10.9%	10.7%
Hispanic Origin	21.9%	21.8%	20.1%
Diversity Index	63.7	62.3	60.3
2023 POPULATION BY AGE			
Total	14,117	89,393	181,604
0 - 4	5.4%	5.2%	5.4%
5 - 9	5.9%	5.6%	5.8%
10 - 14	6.0%	5.7%	5.9%
15 - 24	10.8%	9.9%	10.2%
25 - 34	12.7%	10.9%	11.2%
35 - 44	11.7%	11.6%	11.5%
45 - 54	11.5%	11.1%	11.0%
55 - 64	12.7%	13.0%	12.4%
65 - 74	13.6%	15.3%	14.3%
75 - 84	7.7%	9.0%	9.1%
85 +	2.1%	2.7%	3.2%
18 +	79.0%	80.2%	79.6%
2023 Median Age	42.8	46.0	45.0
2023 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	10,152	65,786	132,052
Some College, No Degree	27.7%	22.8%	24.3%
Associate Degree	11.1%	11.9%	10.8%
Bachelor's Degree	17.0%	15.6%	18.4%
Graduate/Professional Degree	5.0%	7.1%	8.5%



© ESRI 2022