

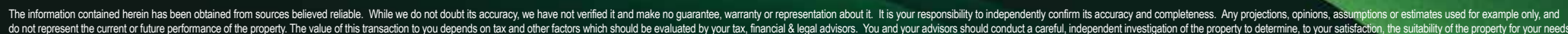
New ± 5 AC Retail Development Coming Soon

PADs Available for Lease or Sale

SEC 43rd Ave & Pinnacle Peak Rd
Phoenix, AZ 85310

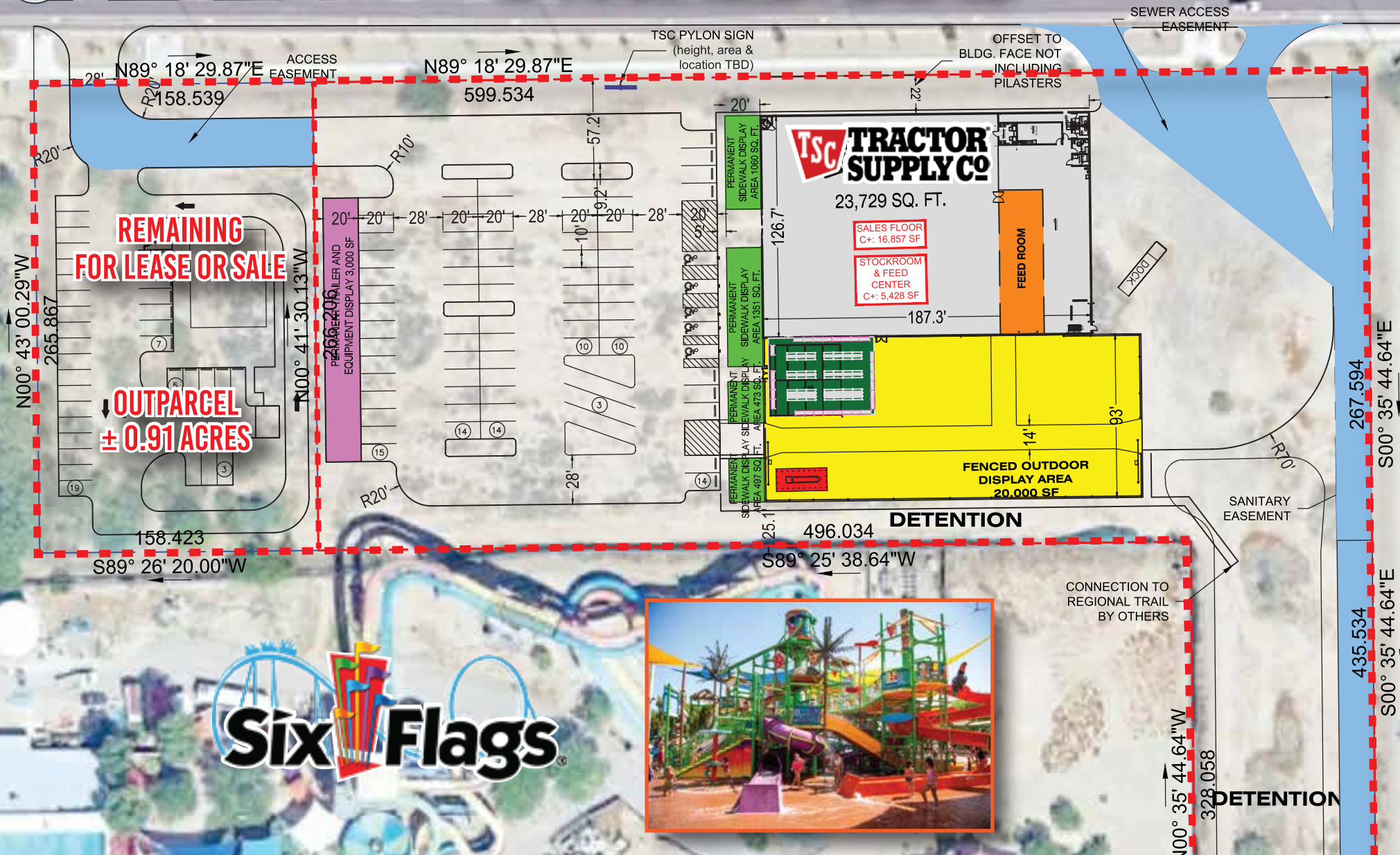


SEC 43rd Ave & Pinnacle Peak Rd
Phoenix, AZ 85310

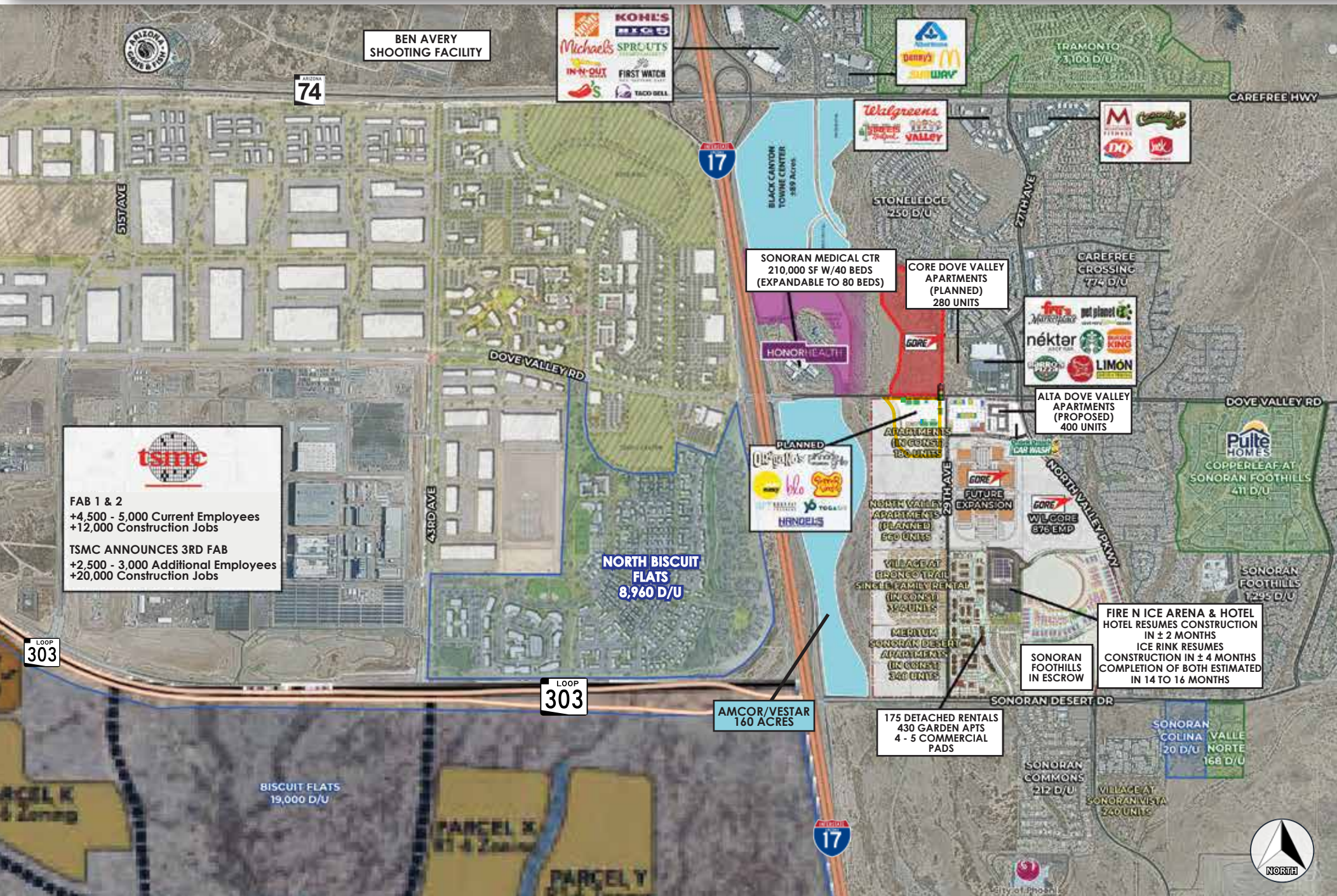


SITE PLAN

W PINNACLE PEAK RD



SEC 43rd Ave & Pinnacle Peak Rd
Phoenix, AZ 85310



New ± 5 AC Retail Development Coming Soon

PADs Available for Lease or Sale

SEC 43rd Ave & Pinnacle Peak Rd
Phoenix, AZ 85310

demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,226	68,036	205,496
PROJECTED POPULATION (2030)	6,863	68,411	205,332
AVERAGE HOUSEHOLD INCOME	\$152,025	\$142,318	\$137,215
DAYTIME POPULATION	2,949	45,529	132,982
MEDIAN AGE	39.5	38.1	38.1
ESTIMATED HOUSEHOLDS	2,618	26,052	77,771



traffic counts: N. 43rd Ave | **4,013 VPD** • W. Pinnacle Peak Rd | **13,802 VPD**

Contact:

MARTI WEINSTEIN
(c) 224.612.2332
marti@dpcrc.com

property highlights

- Adjacent to Hurricane Harbor and Victory Lane Sports Park
- Close proximity to TSMC Arizona
- Located approximately 2 miles west of Interstate 17
- Highly sought after North Phoenix trade area with limited opportunity
- Strong Average HH Incomes of \$152,025 within one mile



7339 E. McDonald Dr.
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

New ± 5 AC Retail Development Coming Soon

PADs Available for Lease or Sale

SEC 43rd Ave & Pinnacle Peak Rd
Phoenix, AZ 85310



MARTI WEINSTEIN
(c) 224.612.2332
marti@dpcr.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800 | (F) 480.947.8830
www.dpcr.com

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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.