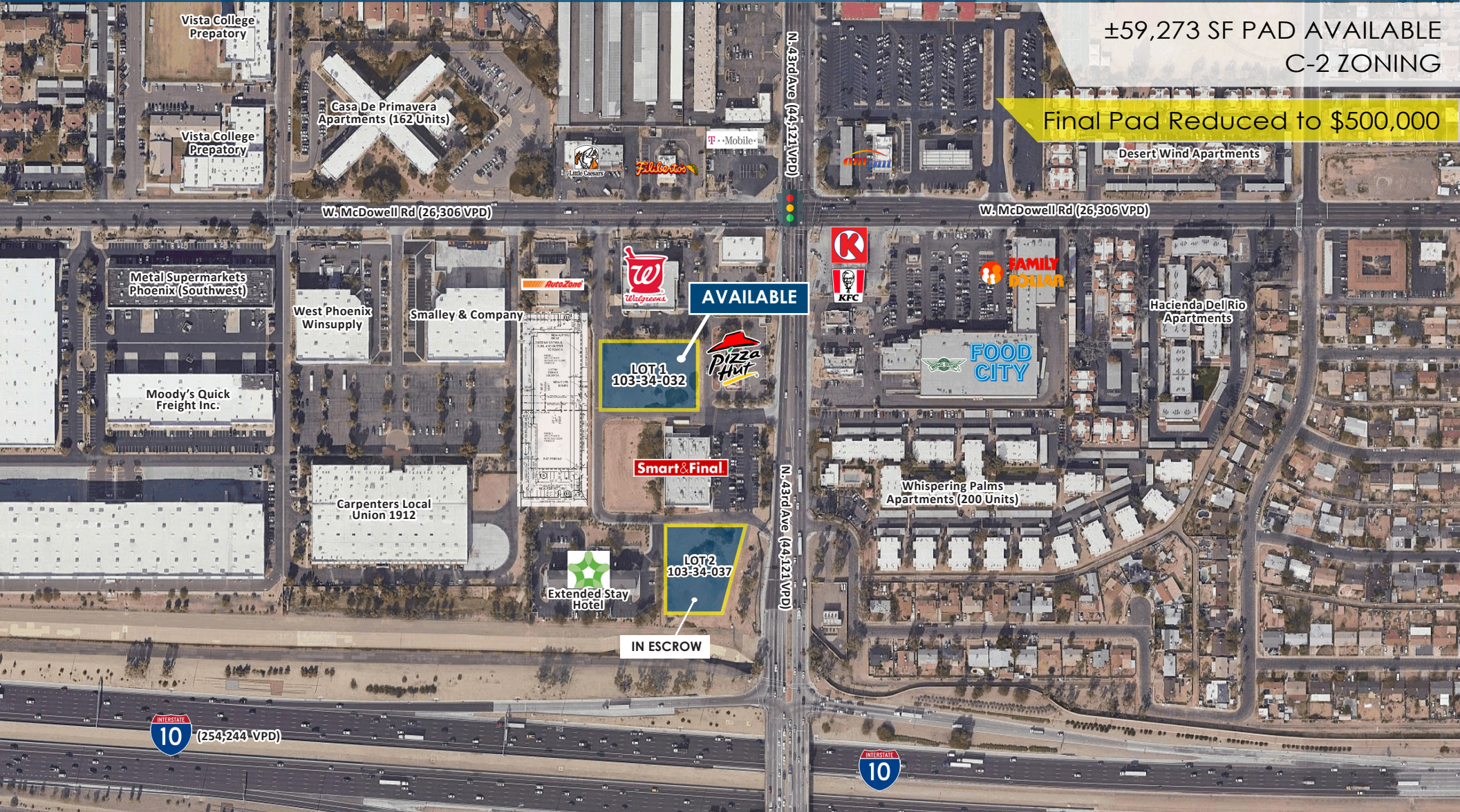


NWC 43RD AVENUE & I-10 PHOENIX, ARIZONA 85035



±59,273 SF PAD AVAILABLE
C-2 ZONING

Final Pad Reduced to \$500,000



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PROPERTY SUMMARY

AVAILABLE LOT 1: 59,273 SF

- Lot 1: 59,273 SF (APN # 103-34-032)
- Adjacent to full diamond interchange / freeway visibility
- Accessible via 43rd Avenue or McDowell Road

NEARBY RETAIL:



TRAFFIC COUNTS

N 43rd Ave: 23,088 VPD **E** I-10: 128,841 VPD
S 43rd Ave: 21,033 VPD **W** I-10: 125,403 VPD



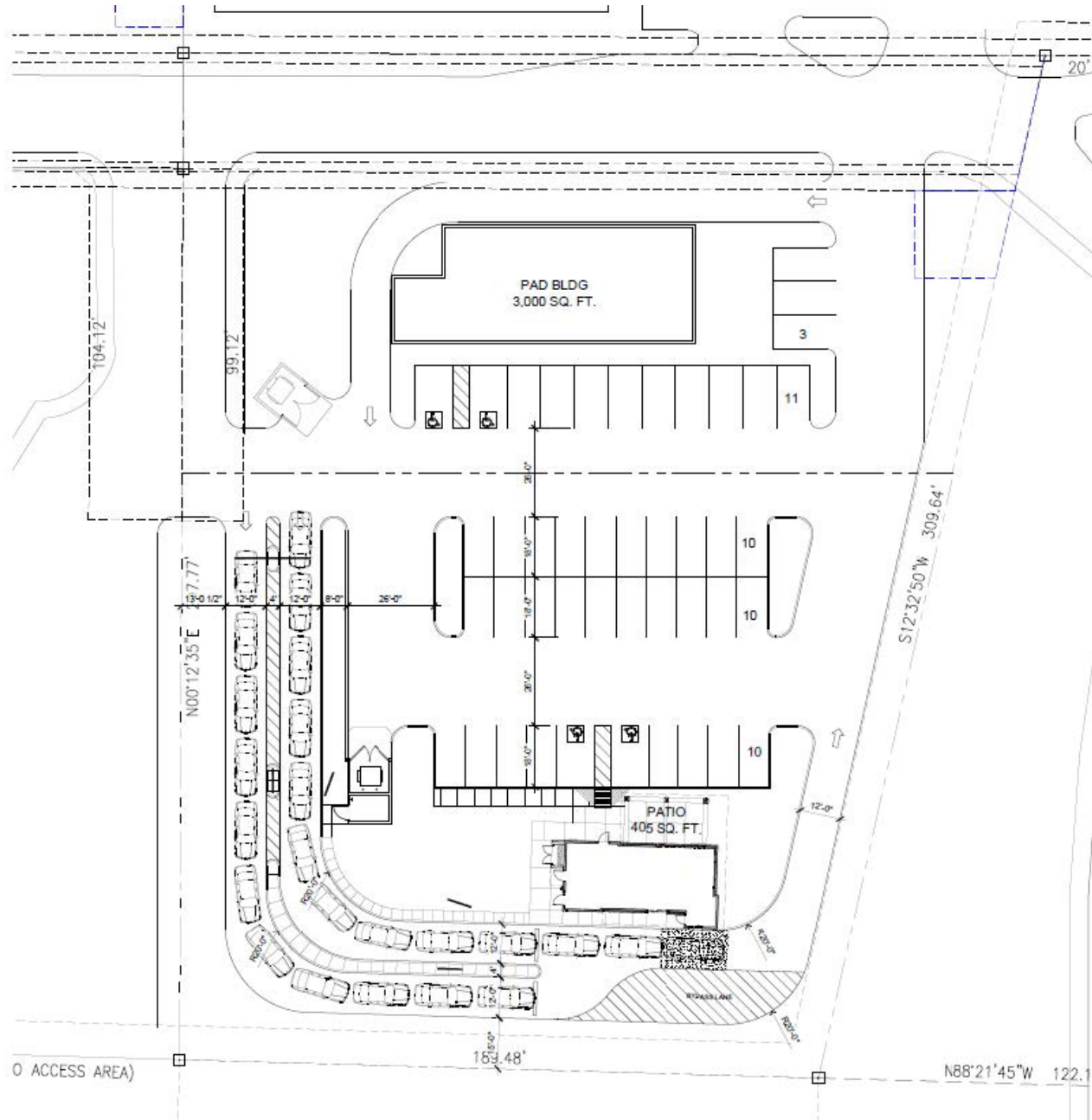
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PROPOSED SITE PLAN - LOT 2

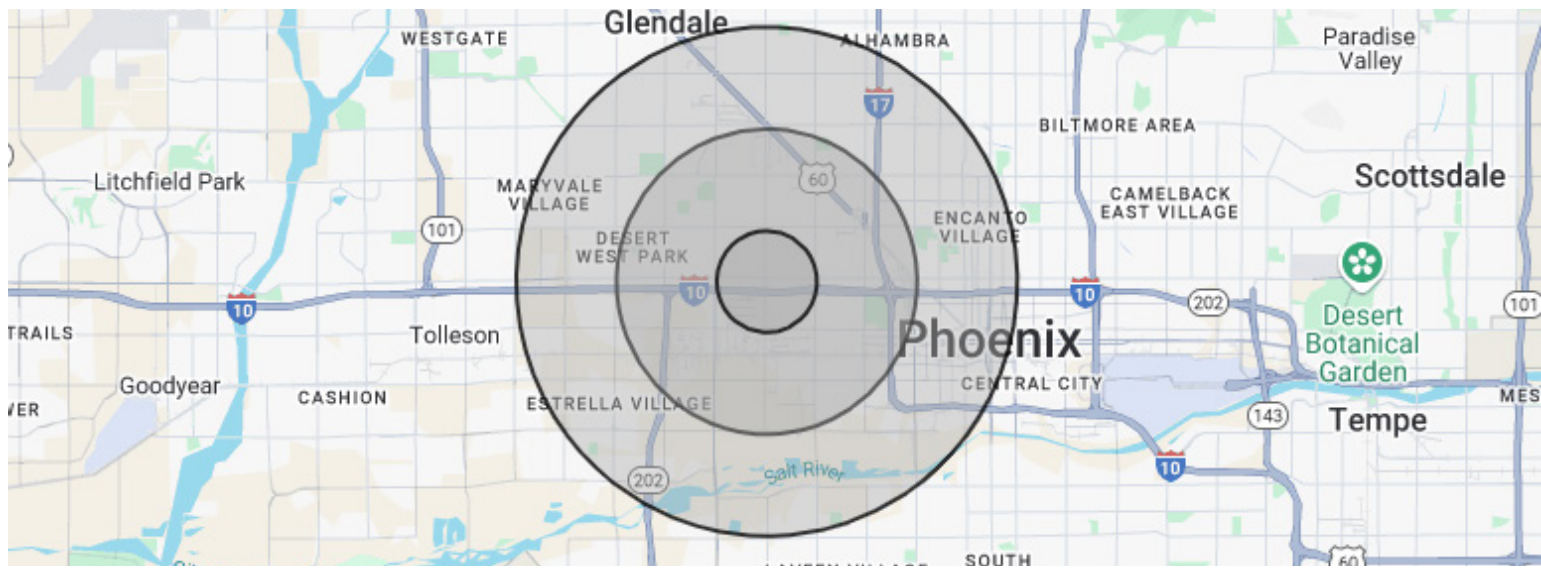


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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	24,816	139,367	433,946
Current Year	23,228	129,884	402,417
Growth Current Year - 2029	1.4%	1.5%	1.6%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,464	39,273	137,493
Current Year	6,978	36,539	126,861
Growth Current Year - 2029	1.4%	1.5%	1.7%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$53,052	\$60,493	\$66,073
Median Household Income	\$40,689	\$47,563	\$49,488

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