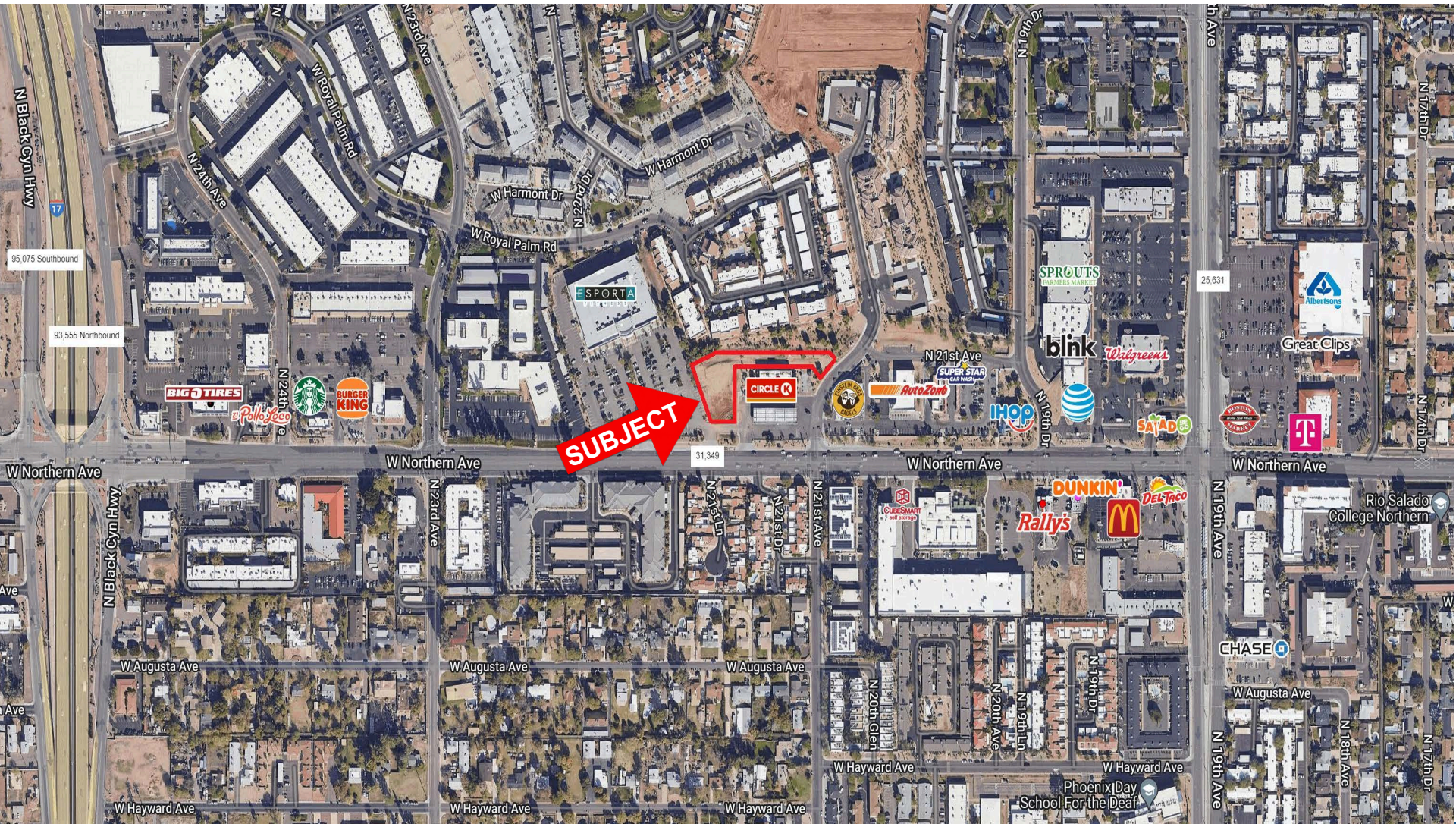




# Fully-Entitled Drive-Thru Pad for Ground Lease

## NWC Northern & 21st Ave - Phoenix, AZ





# Property Summary

## Property Details

**Address** The Property is located on the Northwest corner of Northern Avenue & 21st Avenue

**Offering Price** Please Contact Broker  
**Size** 2.087 Acres

Demographics	1 Mile	3 Mile	5 Mile
2023 Est Population	21,389	175,417	441,219
2028 Est Population	22,079	181,484	454,923
Average HH Income	\$86,511	\$98,315	\$100,079

## Traffic Counts

Northern Ave 31,349 VPD  
19th Ave 25,631 VPD

## Property Highlights

- Fully Entitled for up to 4,100 square foot building w/ Drive-Thru
- Located adjacent to the third-highest performing Esporta in Arizona
- Adjacent Circle K is the third most visited in Arizona
- Located just off I-17 (195,624 ADT) and Northern (31,349 ADT)

## Notable tenants in trade area



# Conceptual Site Plans





# Trade Aerial

