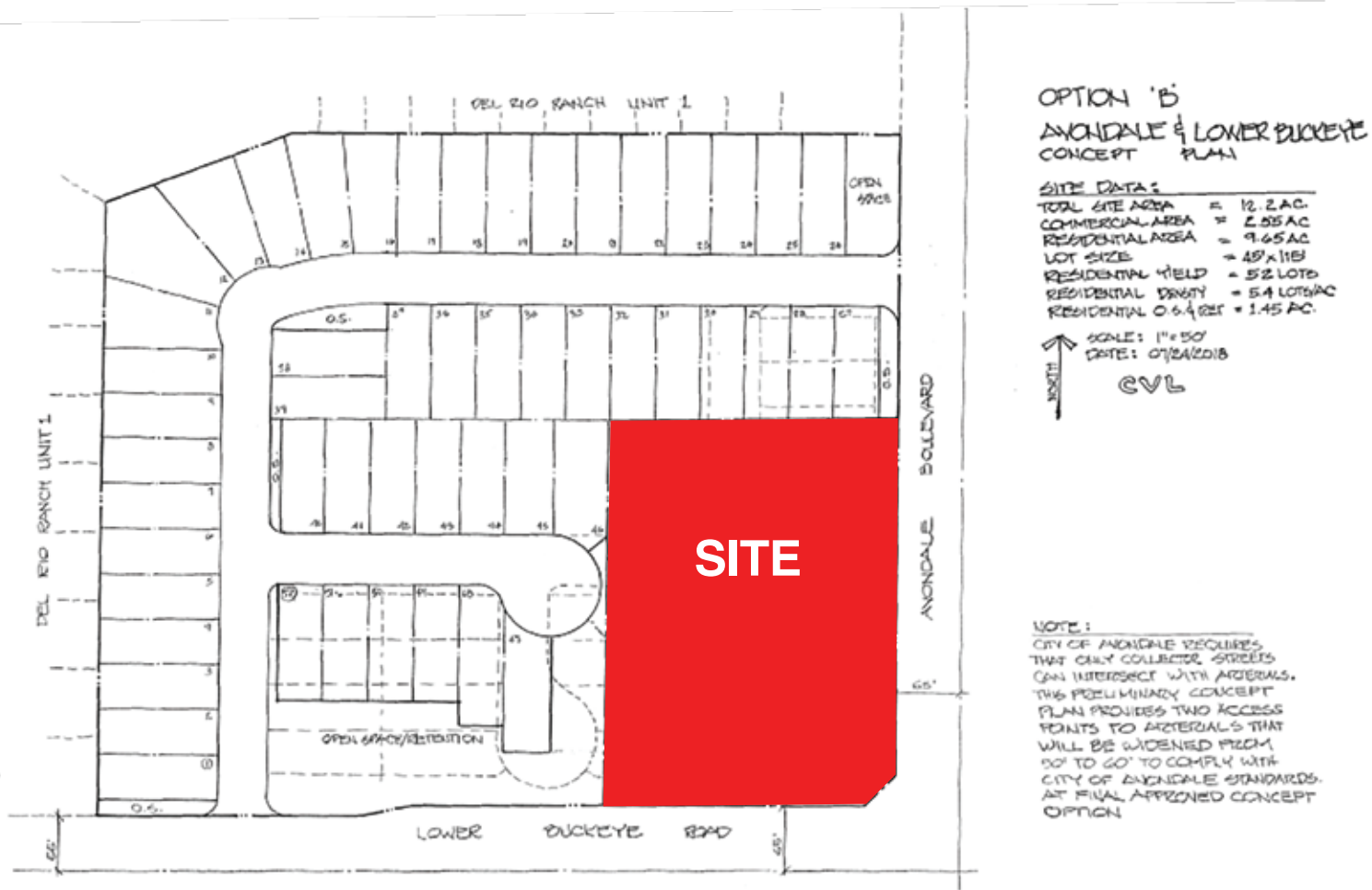


Northwest Corner of Avondale Boulevard & Lower Buckeye Road - Avondale, Arizona

(Conceptual)



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2016)	10,344	38,161	62,531
Projected Population (2021)	11,215	41,254	67,784
Estimated Avg. Household Income (2016)	\$60,284	\$66,660	\$59,664
Projected Avg. Household Income (2021)	\$67,685	\$76,008	\$67,610
Average Household Size (2016)	3.6	3.4	3.4
Total Daytime Employees (2016)	1,008	3,605	10,227
Median Age (2016)	28.5	28.2	28.1

TRAFFIC COUNTS (2014 Source: KSS Fuels)

Avondale Boulevard	14,159
Lower Buckeye Road	6,436
Total Cars Per Day	20,595



2015 Top Firm Award



DE RITO PARTNERS, INC

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HARD CORNER PARCEL IN DYNAMIC SOUTHWEST VALLEY

Northwest Corner of Avondale Boulevard & Lower Buckeye Road - Avondale, Arizona

APPROXIMATELY 2.55 ACRES | ON HARD CORNER | FOR SALE



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PROJECT HIGHLIGHTS

- Underserved Southwest Valley Trade Area
- Over 6,900 units in planning stage across 9 residential developments
- Strategically located on "going home" side of the street and in the middle of Del Rio Ranch master planned community
- Average household income of \$67,284 and over 10,000 people in a 1 mile radius
- Assistance on development and impact fees may be available
- Zoning - designated for C-2 / Water and Sewer available

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