

FOR SALE > RETAIL BUILDING IN HIGH-DENSITY RESIDENTIAL AREA

# Mirage Oasis

SEC GREENWAY ROAD AND DYSART ROAD | EL MIRAGE, AZ



## Opportunity Highlights

- > Incredible opportunity to purchase a beautiful building at a price lower than cost to construct
- > Best positioned center in El Mirage
- > Underserved market for retail service operators
- > High demand growth area
- > Large parking field

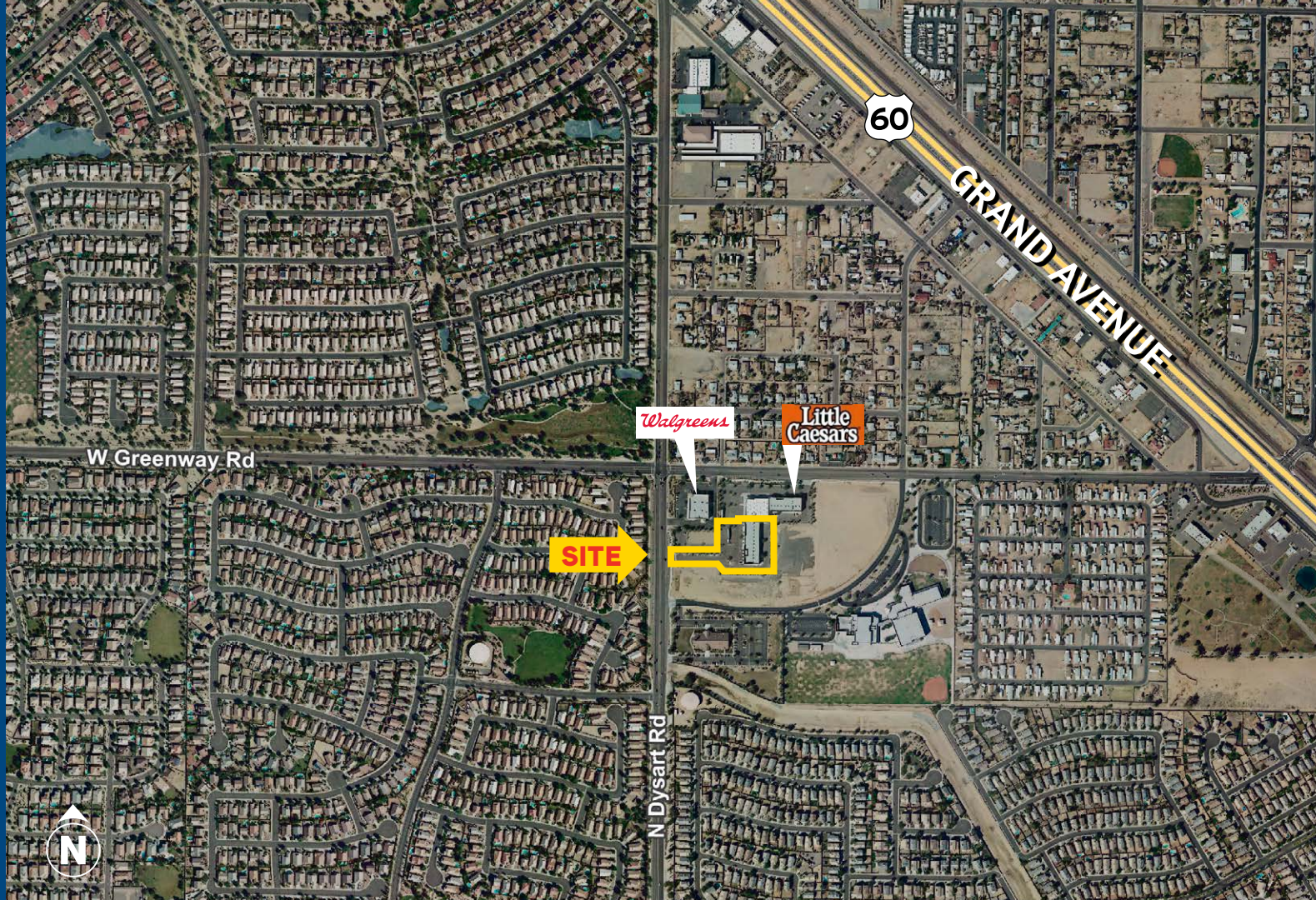


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## Property Details

Address	15235 N Dysart Road El Mirage, AZ 85335
Cross Streets	Greenway Rd & Dysart Rd
Shop Space	15,840 SF demisable to 1,320 SF
County	Maricopa
Current Zoning	UC (Urban Commercial)



## Traffic Counts

Greenway Road	18,458 VPD
Dysart Road	17,790 VPD
Total	35,648 VPD

## Snapshot Demographics

2016	1 Mile	3 Mile	5 Mile
Total Population	20,352	100,124	208,773
Average HH Income	\$64,182	\$61,198	\$61,102
Median HH Income	\$54,707	\$49,956	\$49,520
# of Households	6,032	35,145	84,870



