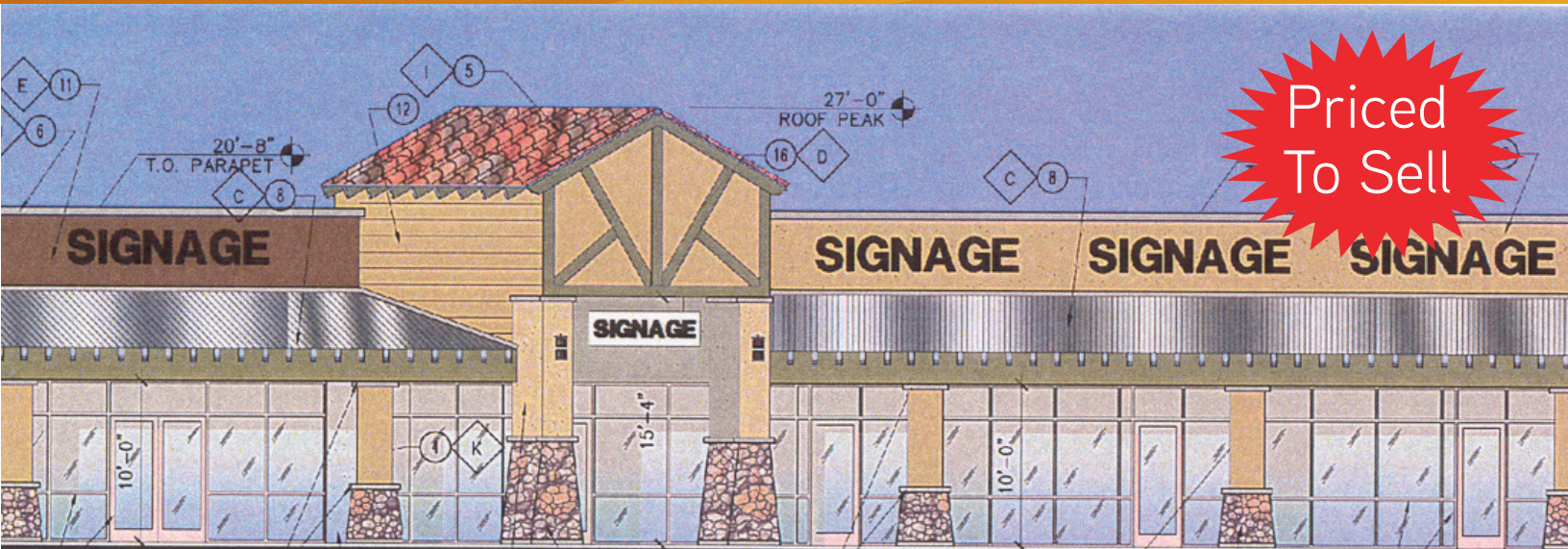


FOR SALE > PADS



Shops at Country Corners

SEC 99TH AVE & LOWER BUCKEYE RD, PHOENIX, AZ



Priced To Sell

Features

- > Available pads for sale
- > Chevron and McDonald's
- > Across the street from Target, LA Fitness, Ross Dress For Less
- > Located across the street from Pecan Promenade Power Center, Village at Country Corners and Plaza at Country Corners
- > Lower Buckeye corridor is one of the fastest growing residential areas in the state
- > Adjacent to the Country Place master planned community - estimated buildout of 2,966 housing units
- > Excellent location in West Valley Lower Buckeye retail trade area
- > Experienced builders premiering homes at Country Place
- > Three miles from the I-10 freeway and Loop 101

Site

- > Approximately 9.93 acres
- > Zoned C-1, City of Phoenix

Demographics

Radius	2011 Total Population	2016 Est. Total Population	2011 Average Household Income
1 Mile	11,383	12,954	\$58,580
3 Miles	52,554	58,867	\$53,620
5 Miles	167,472	185,553	\$54,685

Source: Pitney Bowes Business Insight

Traffic Counts

Lower Buckeye Road	12,833
99th Avenue	9,273

Source: Data Metrics 2010

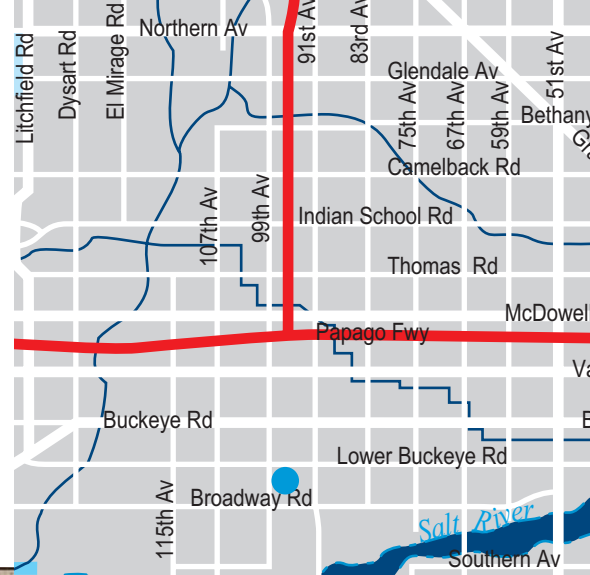
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For Sale > Pads

SEC 99th Ave and Lower Buckeye Rd, Phoenix, AZ



\$4.00-\$5.00 per square foot

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