

FOR GROUND LEASE > BUILD-TO-SUIT > ±36,093 SF PAD

NEC 83rd Ave & Lower Buckeye Rd

PHOENIX, ARIZONA



Features

- > Available PAD for ground lease or build-to-suit
- > Adjacent to Walgreens, O'Reilly and Fletcher Tire
- > Across the street from Fry's, Bank of America and Aaron Rents
- > Lower Buckeye corridor is one of the fastest-growing residential areas in the state
- > Excellent location in West Valley Lower Buckeye trade area
- > Approximately three miles from Interstate 10 and Loop 101

Site

- > Approximately 36,093 SF PAD
- > Zoned C-2, City of Phoenix
- > Parcel Number 104-33-590

Demographics

	1-Mile Radius	2-Mile Radius	3-Mile Radius
2016 Total Population	14,650	30,648	62,415
2010 to 2021 Pop Change	41.0%	39.5%	39.0%
Total Employee Population	3,302	12,497	24,209
2016 Median HH Income	\$54,894	\$52,880	\$51,627

Traffic Counts (per 24-hour period)

Lower Buckeye Road	23,260
83rd Avenue	12,986

Source: CoStar

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