

**DRIVE-THRU PAD AVAILABLE FOR GROUND LEASE | ± 39,875 SF**

**E/NEC 75TH & MCDOWELL | PHOENIX, AZ**

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# PROPERTY HIGHLIGHTS

- Convenient access to major transportation arteries, including nearby Interstate 10, ensuring easy connectivity and accessibility
- Excellent demographics with a large population and a strong median household income in the surrounding area, creating a solid consumer base for businesses
- Major National Retailer's located at the intersection include Walmart, Lowe's, Home Depot, Starbucks, Circle K, Whataburger Taco Bell, and many more
- Exceptionally strong daytime and residential demographics – One of the densest areas in Metro Phoenix

## **2023 DEMOS** (5-MILE RADIUS)

TOTAL POPULATION **383,792**

DAYTIME POPULATION **341,641**

## **TRAFFIC COUNTS**

MCDOWELL RD **31,636 VPD**

(ADOT '22)

N 75TH AVE **43,121 VPD**

(ADOT '22)

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# INTERSECTION AERIAL

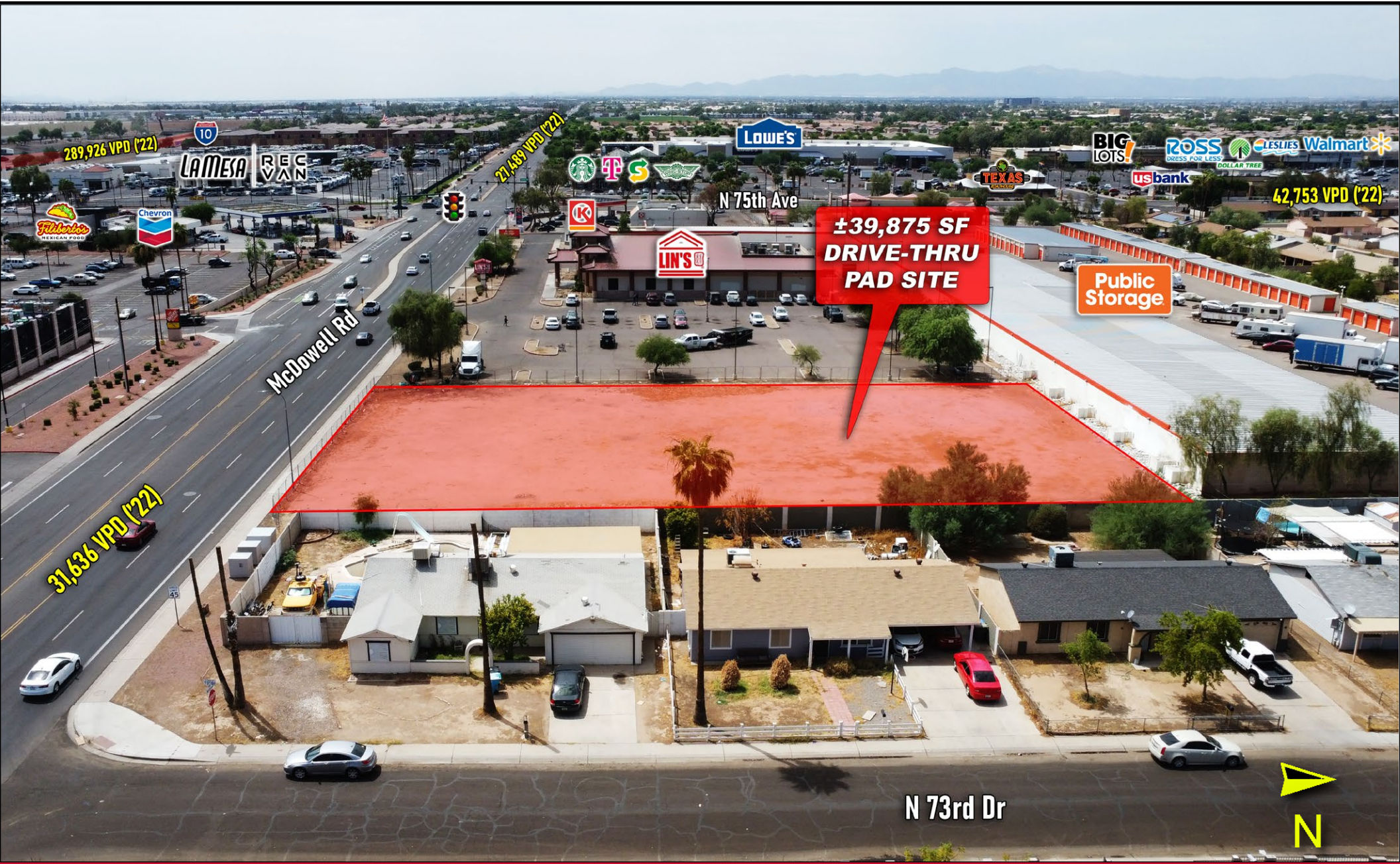


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# DRONE AERIAL



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# DEMOGRAPHIC SNAPSHOT



**2023 Total Population**

1 MILE	3 MILE	5 MILE
18,186	159,594	383,792

**2028 Total Population**

18,420	162,739	395,213
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**Average HH Income**

1 MILE	3 MILE	5 MILE
\$68,156	\$76,538	\$79,352

**Median HH Income**

\$52,955	\$55,896	\$59,811
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**Daytime Employees**

1 MILE	3 MILE	5 MILE
8,355	46,640	124,062

**Daytime Residents**

10,904	91,771	217,579
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**2023 Households**

1 MILE	3 MILE	5 MILE
5,445	44,143	110,114

**2028 Households**

5,664	45,822	115,300
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**Owner Occupied Housing**

1 MILE	3 MILE	5 MILE
37.1%	46.3%	49.9%

**Renter Occupied Housing**

58.3%	48.6%	45.2%
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**2023 Median Age**

1 MILE	3 MILE	5 MILE
26.9	27.4	28.6

**2028 Median Age**

27.0	28.0	29.2
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**FOR MORE INFORMATION CONTACT**

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