



1.8 ACRE PREMIER PAD OPPORTUNITY IN AHWATUKEE ARIZONA

SEC OF LOOP 202 & S 40TH ST | AHWATUKEE, AZ

GREG SALTZ
 President
 480.231.3473
 gsaltz@gpsaz.com

JORDAN MISHLOVE
 Associate
 602.931.2191
 jmishlove@gpsaz.com



PROPERTY HIGHLIGHTS

- 1.8 Acres
- Opportunity to be a Part of the Only Retail Corridor Available Directly South of the 202 in Ahwatukee
- Excellent Visibility, Situated Right Off of the 202, with 140,136 VPD
- Situated Next to Pilot and Other Highly Regarded Future Retail
- Minutes from Trader Joes, Fry's and Safeway

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **109,325**

DAYTIME POPULATION **126,441**

TRAFFIC COUNTS

LOOP 202 **51,592 VPD**

(ADOT '23)

40TH ST **22,337 VPD**

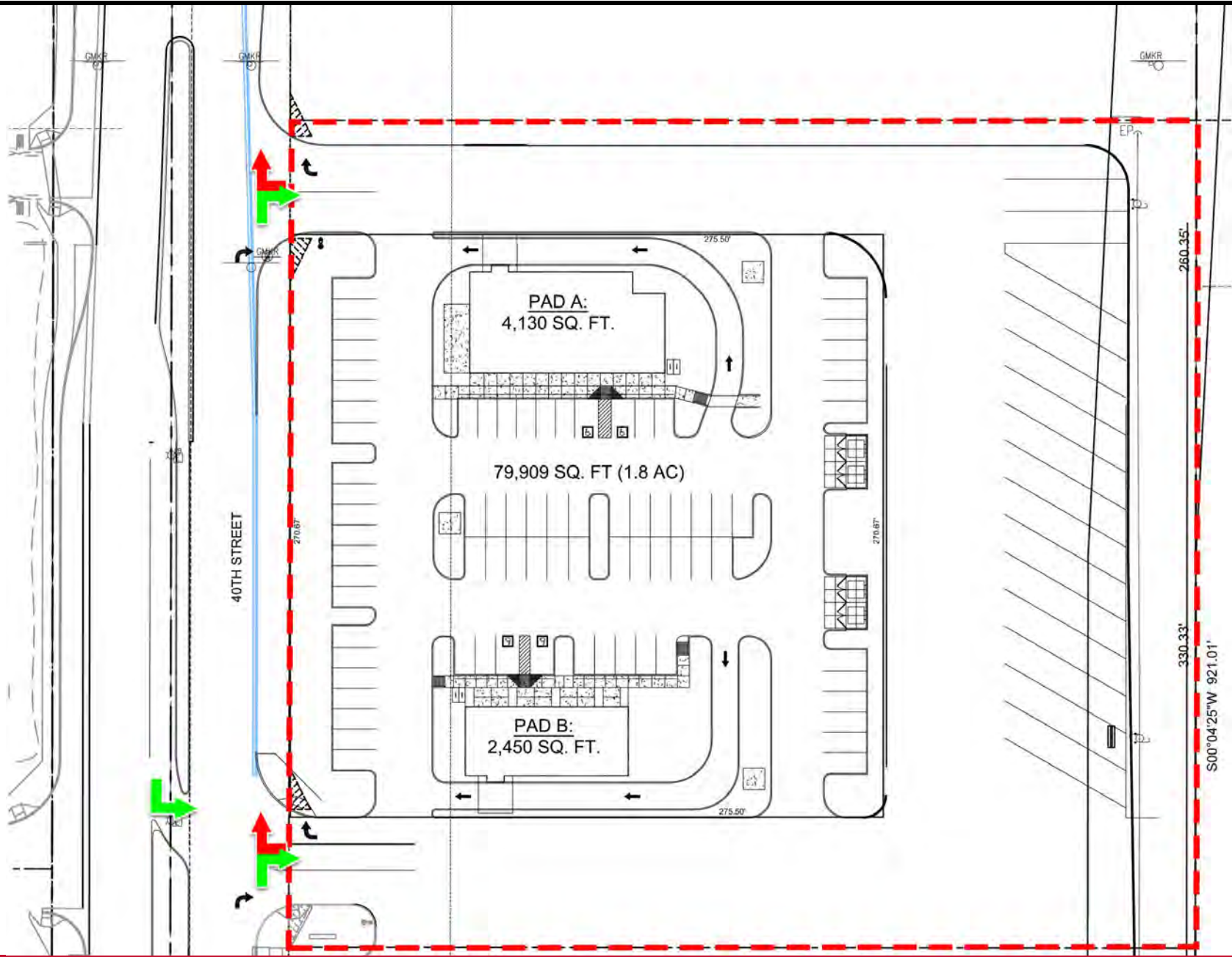
(ADOT '3)

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SITE PLAN



PREMIER PAD OPPORTUNITY IN AHWATUKEE ARIZONA

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DRONE IMAGE



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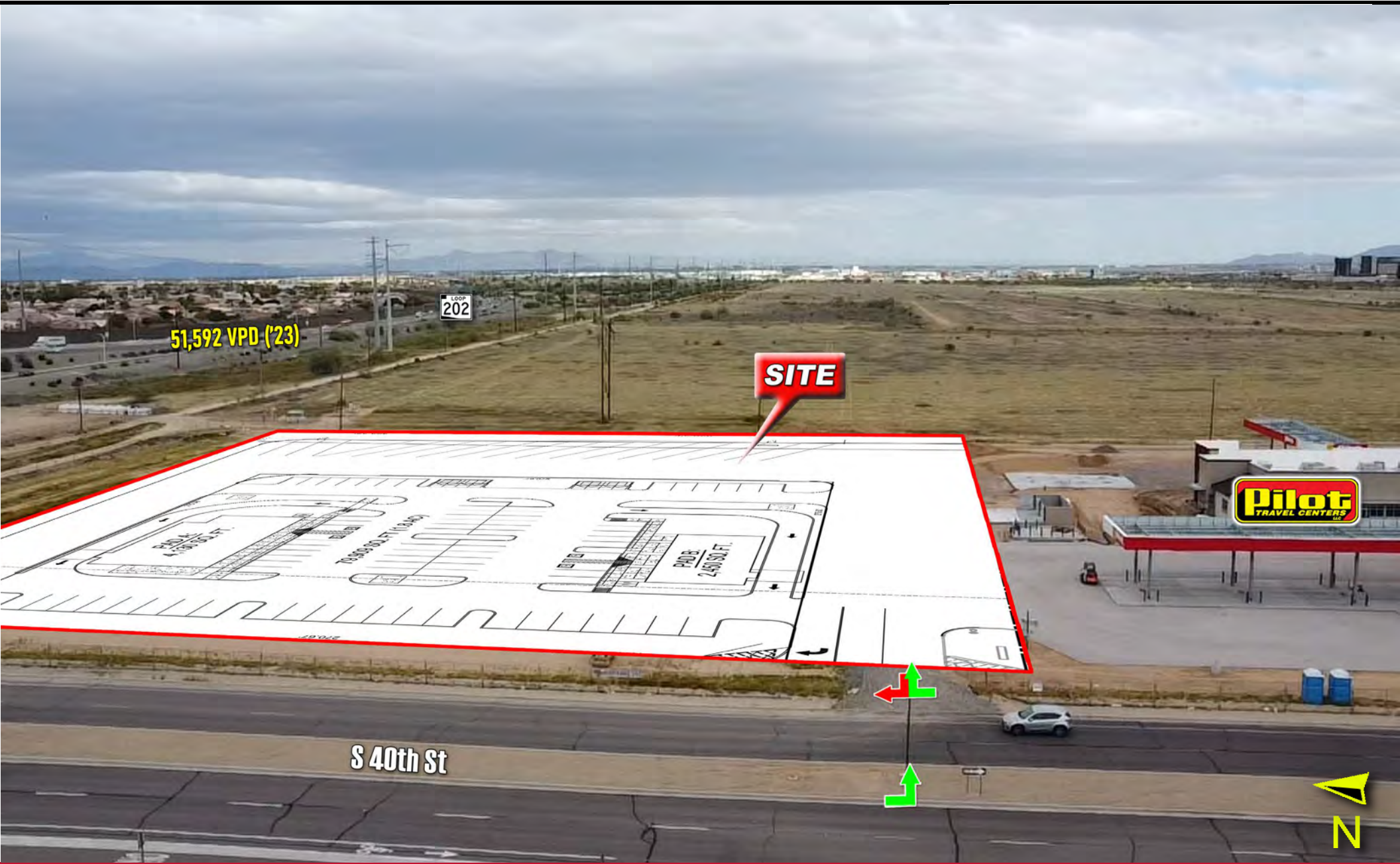
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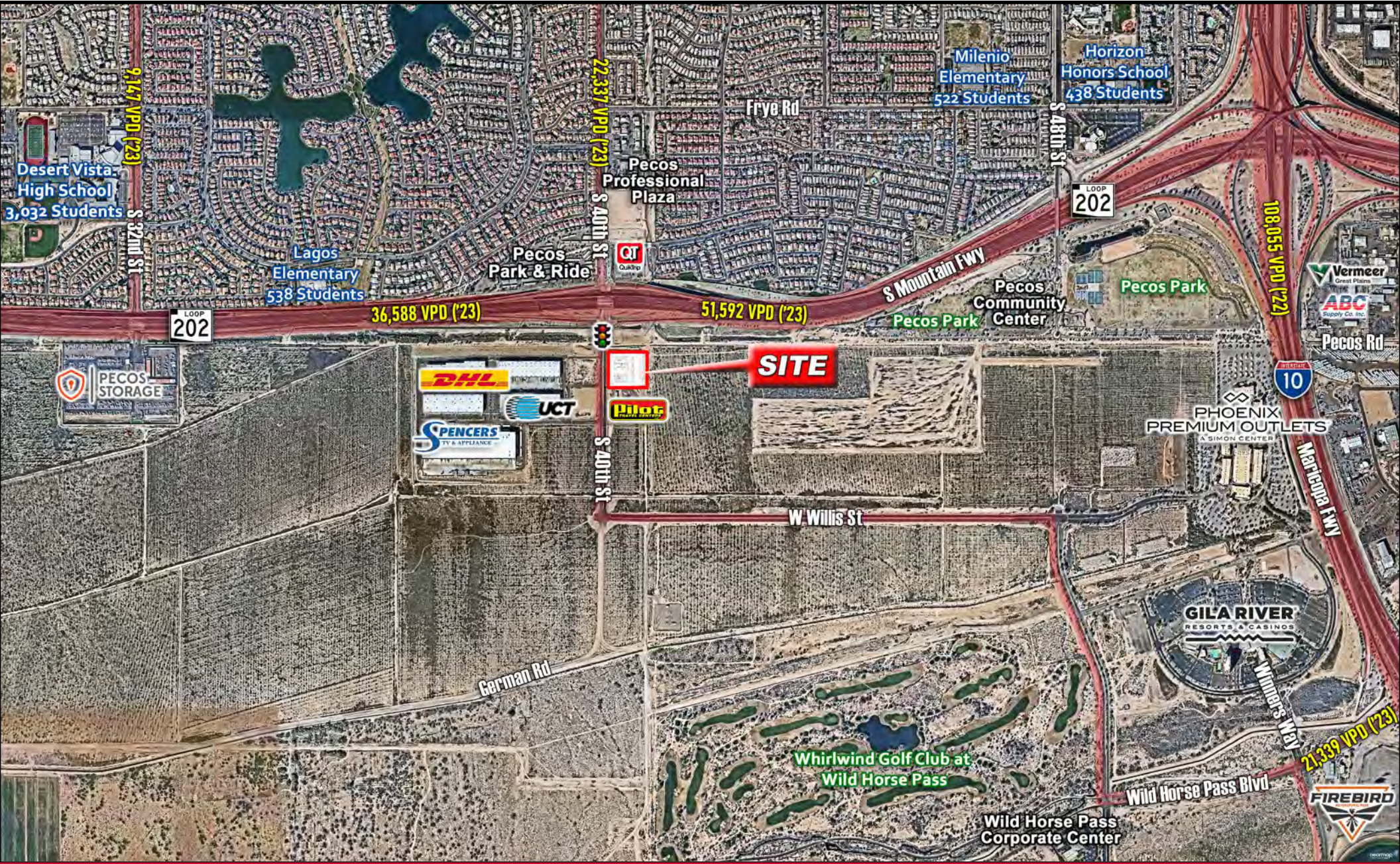


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INTERSECTION AERIAL



PREMIER PAD OPPORTUNITY IN AHWATUKEE ARIZONA

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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	9,476	50,987	109,325
Daytime Population	7,332	60,625	126,441



	1 MILE	3 MILE	5 MILE
Average HH Income	\$126,168	\$136,115	\$144,361
Median HH Income	\$101,389	\$109,907	\$104,983



	1 MILE	3 MILE	5 MILE
Daytime Employees	3,674	39,476	79,755
Daytime Residents	3,658	21,149	46,686



	1 MILE	3 MILE	5 MILE
2023 Households	3,274	20,396	44,246
2028 Households	3,239	20,283	44,333



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	66.0%	57.4%	63.1%
Renter Occupied Housing	28.7%	37.8%	32.4%



	1 MILE	3 MILE	5 MILE
2023 Median Age	38.4	37.9	39.8
2028 Median Age	39.2	38.7	40.6

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