2,377 SF FORMER KFC FOR LEASE - 30,000 SF PAD SITE OPPORTUNITY

SWC OF N DYSART RD & E VAN BUREN ST | **AVONDALE, AZ**

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PROPERTY HIGHLIGHTS

- Existing **2,377 SF** Drive-thru sitting on a **30,000 SF pad** available for Lease or Ground Lease located at 1470 N Dysart Rd, Avondale, AZ 85323.
- Located at the hard corner of Van Buren St and Dysart Rd, providing excellent visibility, prominent signage opportunities, and exposure to two major thoroughfares.
- Major anchors nearby include, Home Depot, Sam's Club, Harbor Freight, Walgreens, Golden Corral, etc.
- The Drive-Thru is 1 mile south of I-10, which sees over 200,000 VPD.

2026 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **251,202**

DAYTIME POPULATION **205,996**

TRAFFIC COUNTS

N DYSART RD **40,327 VPD**
(ADOT '25)

E VAN BUREN ST **21,208 VPD**
(ADOT '25)

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SITE AERIAL

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RETAIL AERIAL

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DEMOGRAPHIC SNAPSHOT

	2026 TOTAL POPULATION	DAYTIME POPULATION
1 MILE	10,475	17,084
3 MILE	101,357	88,397
5 MILE	251,202	205,996

	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	$77,459	$59,806
3 MILE	$111,681	$92,699
5 MILE	$123,982	$103,577

	DAYTIME WORKERS	DAYTIME RESIDENTS
1 MILE	11,638	5,446
3 MILE	38,365	50,032
5 MILE	80,019	125,977

	2026 HOUSEHOLDS	2031 HOUSEHOLDS
1 MILE	3,505	3,802
3 MILE	33,135	36,955
5 MILE	81,570	90,542

	OWNER OCCUPIED HOUSING	RENTER OPPCUPED HOUSING
1 MILE	39.9%	60.1%
3 MILE	58.3%	41.8%
5 MILE	64.8%	35.3%

	2026 MEDIAN AGE	2031 MEDIAN AGE
1 MILE	31.2	32.3
3 MILE	32.9	34.3
5 MILE	34.6	35.9

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