

**AVAILABLE FOR LEASE:** 4,262 SF FORMER BANK W/ DRIVE-THRU



## PROPERTY HIGHLIGHTS

- ±4,262 SF Former Bank Building Available with Drive-Thru and Ample Parking
- Hard corner, signalized intersection
- Strong traffic exposure along Frank Lloyd Wright Blvd (26,724 VPD)
- Surrounded by dense, high-income residential communities including McDowell Mountain Ranch and North Scottsdale neighborhoods
- Join La Torretta, Federico's Mexican Food, Legacy Martial Arts, Horizon Animal Hospital & more!



**AVERAGE HH INCOME**  
\$187,164 (3 mile radius)



**TOTAL POPULATION**  
65,888 (3 mile radius)



**DAYTIME POPULATION**  
99,731 (3 mile radius)



**TRAFFIC COUNTS**  
Frank Lloyd Wright: 26,724 VPD  
N 100th St: 8,722 VPD

\* Demographics ©ESRI 2025 | Traffic Counts @AZDOT 2025



Nationwide Real Estate Services

For more information please contact:

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**FOR LEASING INQUIRIES:**

**IGNITE**  
COMMERCIAL  
REAL ESTATE

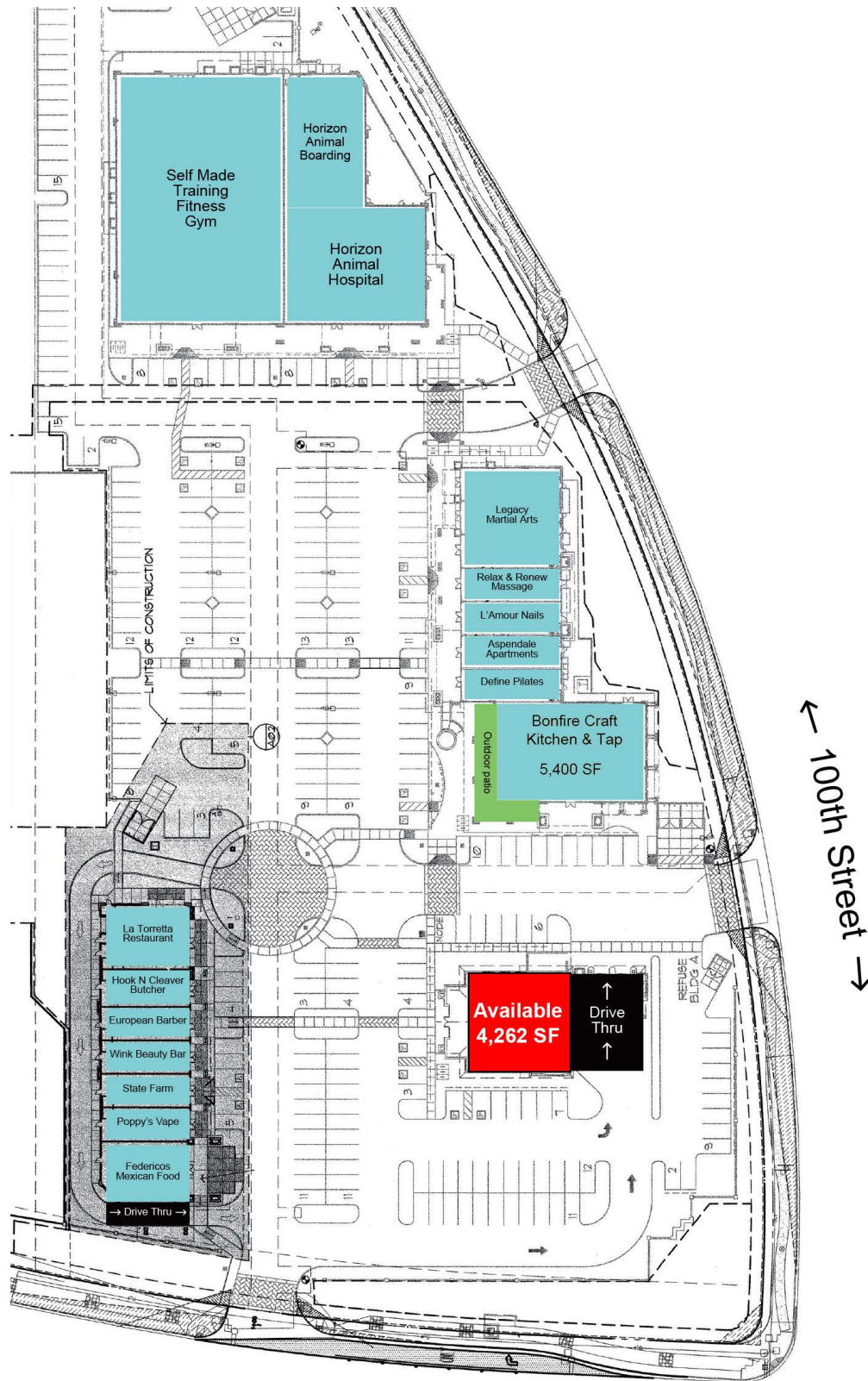
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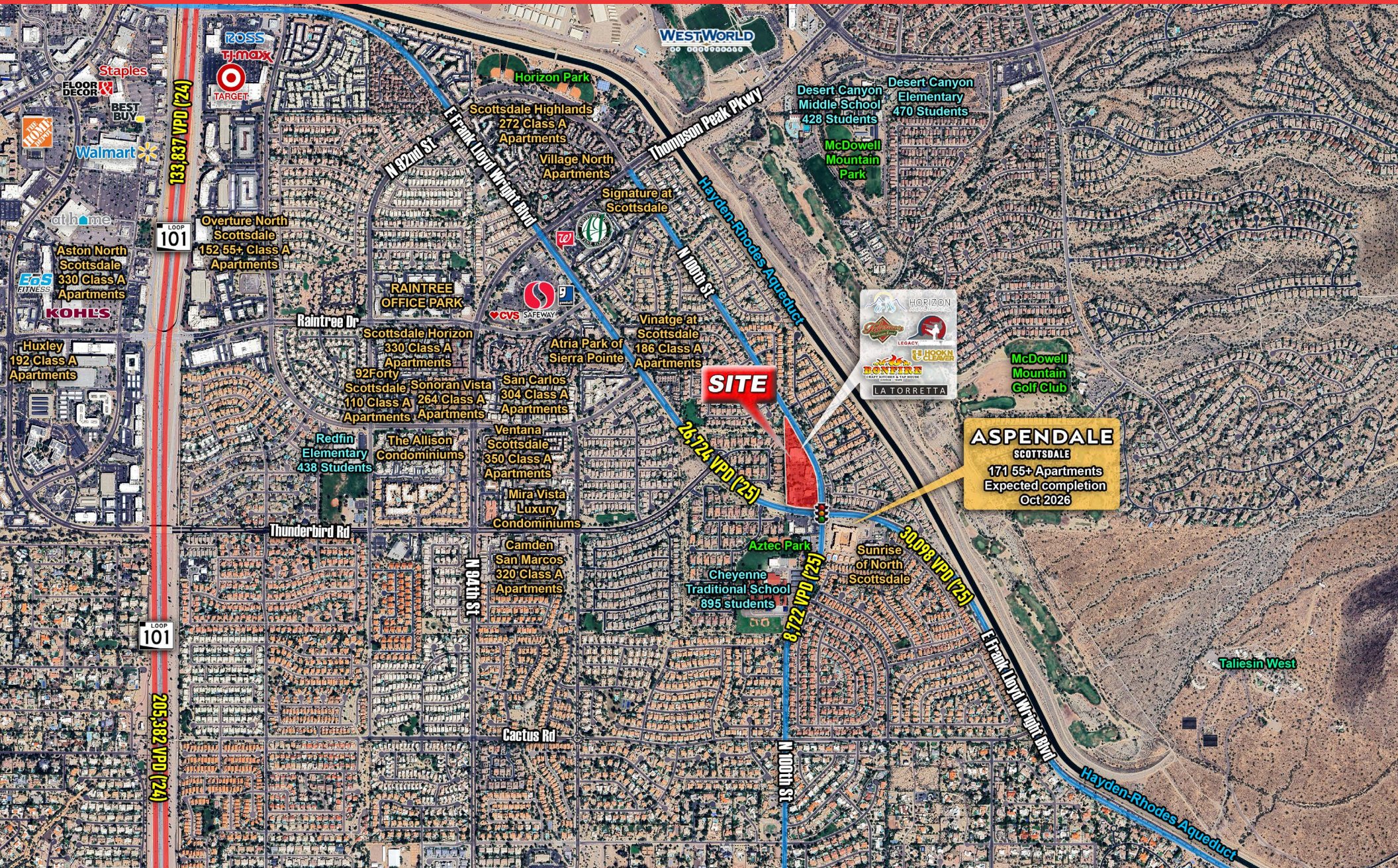
← Frank Lloyd Wright Blvd. →

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**ASPENDALE**  
SCOTTSDALE  
171 55+ Apartments  
Expected completion  
Oct 2026







Population Summary	1 mile	3 miles	5 miles
2010 Total Population	11,160	60,039	114,167
2020 Total Population	11,725	64,939	125,829
2020 Group Quarters	368	767	1,445
2025 Total Population	11,692	65,888	131,350
2025 Group Quarters	409	845	1,595
2030 Total Population	11,652	66,472	136,994
2025-2030 Annual Rate	-0.07%	0.18%	0.84%
2025 Total Daytime Population	10,057	99,731	223,534
Workers	4,808	69,300	162,082
Residents	5,249	30,431	61,452

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	5,060	27,688	52,104
2010 Average Household Size	2.20	2.16	2.18
2020 Total Households	5,196	29,610	57,689
2020 Average Household Size	2.19	2.17	2.16
2025 Total Households	5,262	30,461	61,620
2025 Average Household Size	2.14	2.14	2.11
2030 Total Households	5,302	31,007	65,285
2030 Average Household Size	2.12	2.12	2.07
2025-2030 Annual Rate	0.15%	0.36%	1.16%
2025 Families	2,955	17,100	35,197
2025 Average Family Size	2.88	2.81	2.74
2030 Families	2,955	17,323	36,905
2030 Average Family Size	2.85	2.78	2.70
2025-2030 Growth Rate	0.0%	0.3%	0.9%

Median Household Income	1 mile	3 miles	5 miles
2025	\$129,215	\$125,022	\$131,303
2030	\$145,645	\$143,492	\$150,642



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