

Prime Retail Hard Corner in Downtown Buckeye

NEWLY EXPANDED RETAIL STRIP
CENTER WITH 2ND GENERATION
QSR

343 E Monroe Ave
Buckeye, AZ 85326

Simon Enwia

SEnw

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SEnw
COMMERCIAL

THE SPACE

Location	343 E Monroe Ave Buckeye, AZ 85326
County	Maricopa
APN	400-27-001A
Cross Street	4th Street
Traffic Count	14343

HIGHLIGHTS

- **High Visibility Location:** Situated on a major thoroughfare in the heart of Buckeye, this retail space benefits from excellent exposure to both foot and vehicle traffic, ensuring your business gets noticed.
- **Growing Community:** Buckeye is one of the fastest-growing cities in the U.S., with a rapidly expanding population, making it an ideal spot for retail businesses looking to tap into a vibrant and growing market.
- **Versatile Space:** The property offers a flexible layout, perfect for a wide range of retail or service-oriented businesses. Whether you're starting a boutique, restaurant, or service center, this space can be customized to meet your needs.
- **Ample Parking:** The location includes convenient and ample parking, providing ease of access for customers and enhancing the overall shopping experience.
- **Proximity to Key Amenities:** Located near schools, parks, and other retail establishments, this property is in a prime area that draws consistent foot traffic, helping to drive business growth.
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Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
100	The Gelato Tavern	930			
105-110	VACANT FORMER QSR	1744	\$40	NNN	
115-135	Screws and Sparkles	5111	\$40	NNN	Short term lease
135	VACANT	667	\$40	NNN	
145	VACANT	1089	\$40	NNN	
150	VACANT	1070	\$40	NNN	

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,488	27,705	45,865

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,221	\$95,908	\$101,157

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,187	8,413	13,786



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 8100 W Oakton St Ste 103, Niles, IL 60714

Building Summary | Prime Retail Hard Corner in Downtown Buckeye

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PROPERTY FEATURES

CURRENT OCCUPANCY	42.85%
TOTAL TENANTS	3
BUILDING SF	12,350
LAND SF	28,510
LAND ACRES	0.65
YEAR BUILT	1915
YEAR RENOVATED	2022
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	29
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
SUITE #S	100-150

MECHANICAL

HVAC	Forced Air
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	600 amp
LIGHTING	LED



Prime Location

- Situated on Monroe Avenue, one of Buckeye's main thoroughfares, this retail space benefits from high visibility and easy access, ideal for attracting local and passing customers.

Ample Space

- Offering a generous floor plan, the property provides flexible retail space that can accommodate a variety of business types, from boutique shops to larger retail operations.

High Foot Traffic

- Located in a bustling commercial area, the space experiences consistent foot traffic, making it an excellent opportunity for businesses looking to establish a strong local presence.

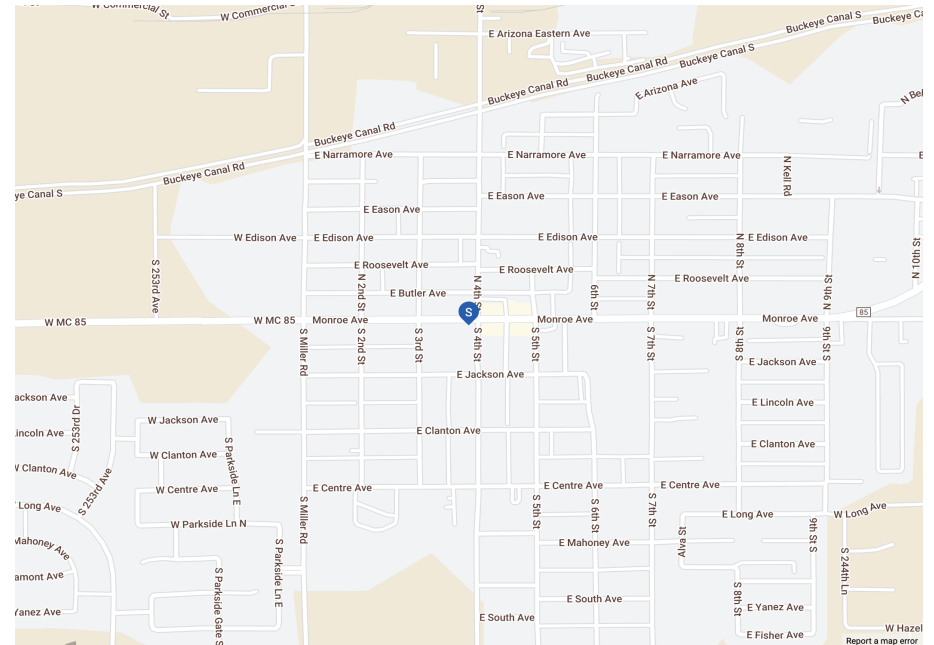
Modern Amenities

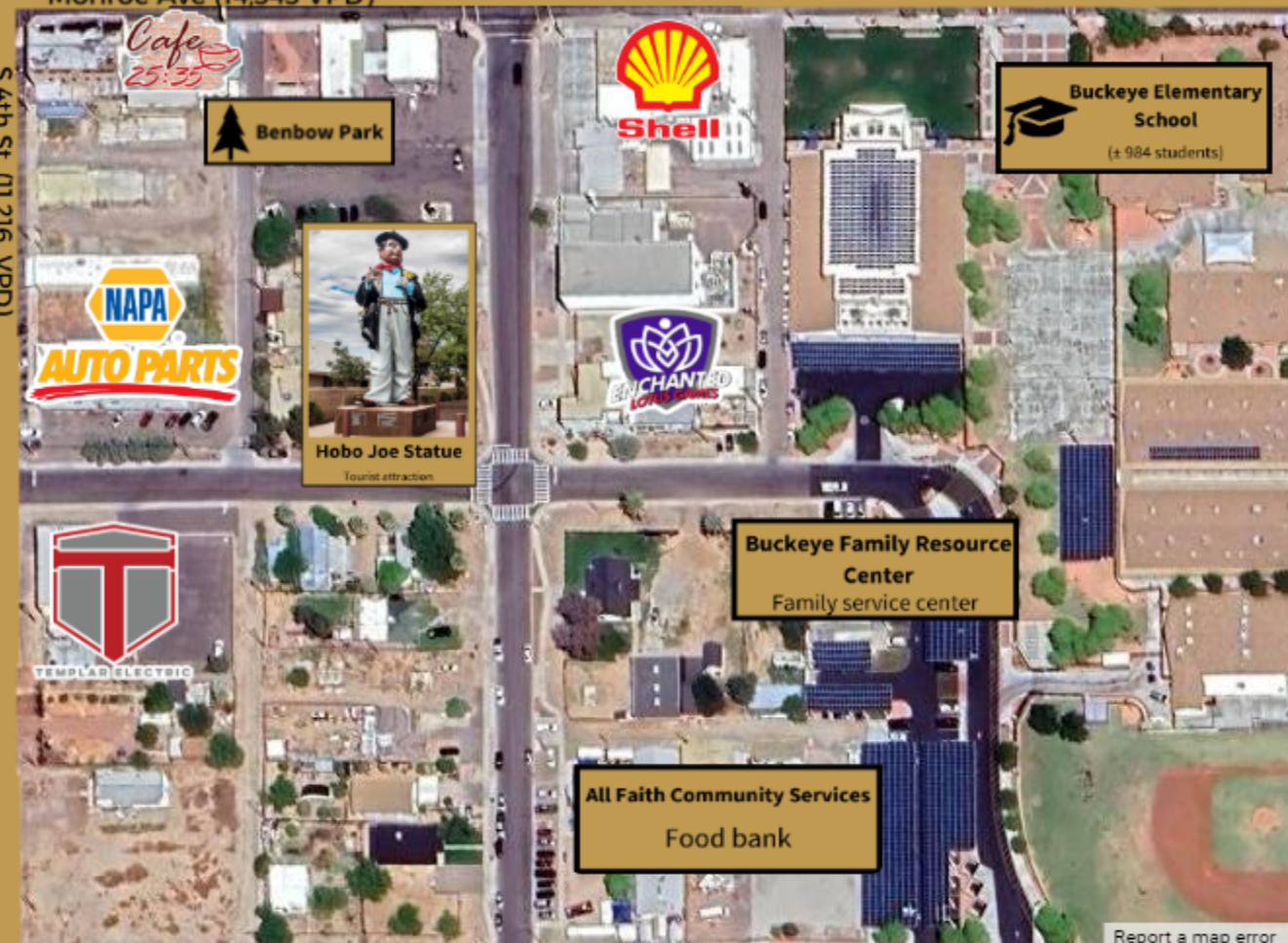
- The property is equipped with essential modern amenities, including updated HVAC systems, high-speed internet connectivity, and energy-efficient lighting, ensuring a comfortable environment for both customers and staff.

Ample Parking

- Featuring a large parking lot with convenient access, the property offers plenty of parking spaces, enhancing the customer experience and making it easier for businesses to attract repeat visits.

Locator Map



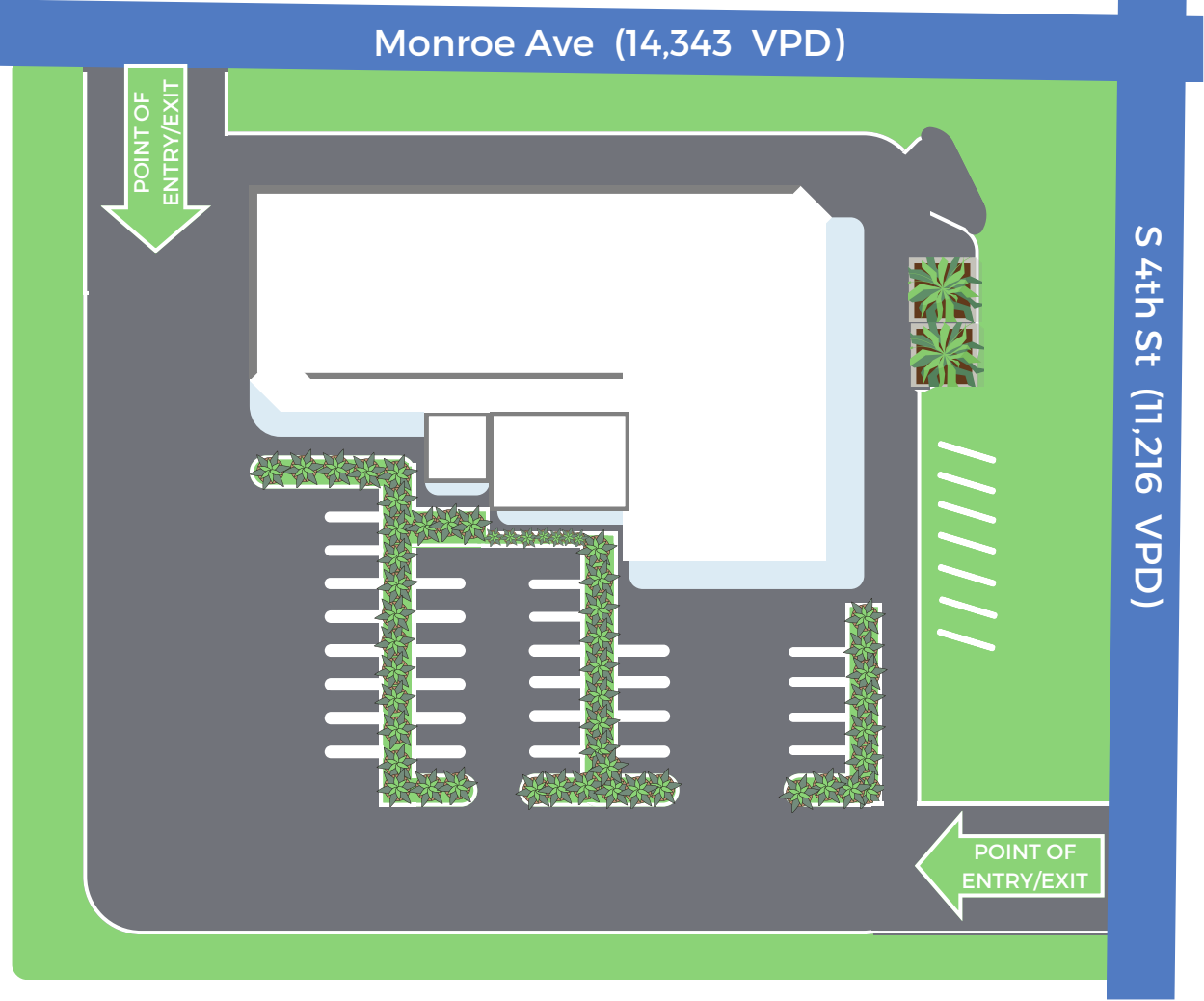


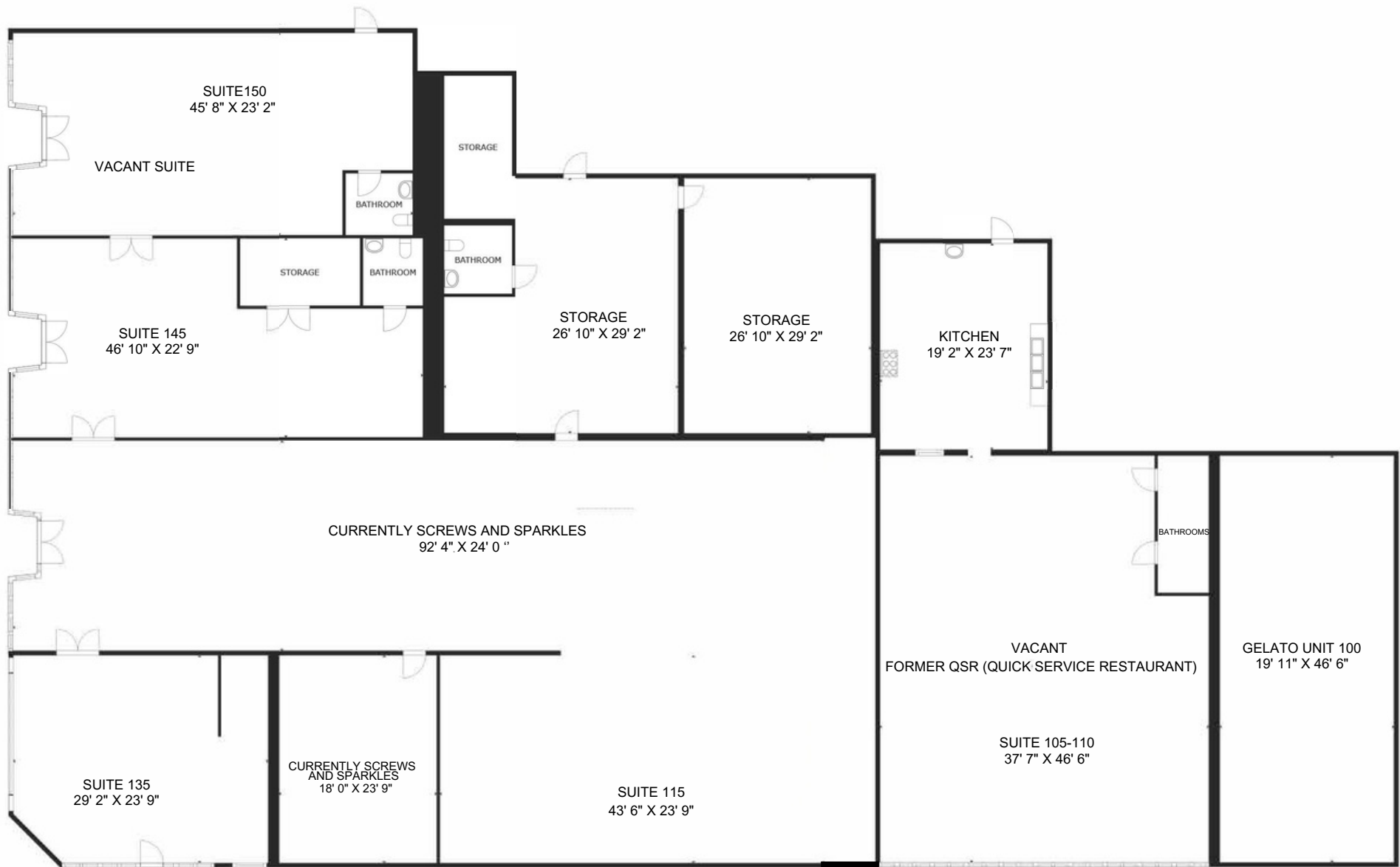
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Aerial Map | Prime Retail Hard Corner in Downtown Buckeye





FLOOR PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,358	8,407	10,885
2010 Population	7,048	16,961	27,373
2024 Population	9,488	27,705	45,865
2029 Population	9,632	29,524	52,922
2024 African American	709	2,234	3,577
2024 American Indian	263	557	937
2024 Asian	108	457	724
2024 Hispanic	5,202	14,208	22,801
2024 Other Race	2,591	6,630	10,328
2024 White	4,031	12,452	21,304
2024 Multiracial	1,761	5,258	8,795
2024-2029: Population: Growth Rate	1.50%	6.40%	14.50%
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	282	523	667
\$15,000-\$24,999	184	362	574
\$25,000-\$34,999	186	379	597
\$35,000-\$49,999	378	776	1,327
\$50,000-\$74,999	857	1,909	3,020
\$75,000-\$99,999	423	1,278	2,210
\$100,000-\$149,999	596	1,999	3,182
\$150,000-\$199,999	218	717	1,224
\$200,000 or greater	64	471	986
Median HH Income	\$63,736	\$78,907	\$81,404
Average HH Income	\$78,221	\$95,908	\$101,157

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,786	2,242	3,143
2010 Total Households	2,323	5,199	8,345
2024 Total Households	3,187	8,413	13,786
2029 Total Households	3,283	9,097	16,163
2024 Average Household Size	2.98	3.29	3.33
2000 Owner Occupied Housing	930	1,215	1,892
2000 Renter Occupied Housing	727	859	1,000
2024 Owner Occupied Housing	2,176	6,435	10,887
2024 Renter Occupied Housing	1,011	1,978	2,899
2024 Vacant Housing	176	419	791
2024 Total Housing	3,363	8,832	14,577
2029 Owner Occupied Housing	2,381	7,245	12,807
2029 Renter Occupied Housing	902	1,852	3,356
2029 Vacant Housing	178	474	947
2029 Total Housing	3,461	9,571	17,110
2024-2029: Households: Growth Rate	3.00%	7.90%	16.15%



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Demographics | Prime Retail Hard Corner in Downtown Buckeye

Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	755	2,355	3,794
2024 Population Age 35-39	634	2,019	3,407
2024 Population Age 40-44	580	1,820	3,019
2024 Population Age 45-49	534	1,626	2,678
2024 Population Age 50-54	473	1,401	2,433
2024 Population Age 55-59	492	1,322	2,149
2024 Population Age 60-64	447	1,166	1,965
2024 Population Age 65-69	395	970	1,643
2024 Population Age 70-74	325	750	1,343
2024 Population Age 75-79	223	525	922
2024 Population Age 80-84	117	251	459
2024 Population Age 85+	93	198	345
2024 Population Age 18+	6,794	19,336	32,209
2024 Median Age	32	31	32

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,723	\$82,780	\$83,378
Average Household Income 25-34	\$81,195	\$98,401	\$101,724
Median Household Income 35-44	\$75,450	\$94,431	\$97,613
Average Household Income 35-44	\$89,192	\$108,809	\$116,494
Median Household Income 45-54	\$72,366	\$87,534	\$93,828
Average Household Income 45-54	\$87,517	\$104,962	\$113,347
Median Household Income 55-64	\$63,507	\$80,073	\$82,972
Average Household Income 55-64	\$77,082	\$98,210	\$102,885
Median Household Income 65-74	\$53,269	\$59,598	\$60,057
Average Household Income 65-74	\$64,750	\$77,946	\$79,232
Average Household Income 75+	\$57,937	\$62,224	\$63,278

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	701	2,205	3,960
2029 Population Age 35-39	746	2,430	4,268
2029 Population Age 40-44	616	2,009	3,666
2029 Population Age 45-49	561	1,767	3,234
2029 Population Age 50-54	439	1,486	2,715
2029 Population Age 55-59	476	1,366	2,549
2029 Population Age 60-64	444	1,236	2,207
2029 Population Age 65-69	399	1,073	1,967
2029 Population Age 70-74	355	873	1,605
2029 Population Age 75-79	278	646	1,235
2029 Population Age 80-84	169	399	747
2029 Population Age 85+	116	250	478
2029 Population Age 18+	7,061	21,248	38,321
2029 Median Age	34	32	33

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,823	\$99,095	\$100,301
Average Household Income 25-34	\$95,282	\$116,770	\$122,531
Median Household Income 35-44	\$90,742	\$106,645	\$109,008
Average Household Income 35-44	\$106,484	\$128,027	\$136,889
Median Household Income 45-54	\$84,547	\$102,627	\$107,479
Average Household Income 45-54	\$102,079	\$125,810	\$135,273
Median Household Income 55-64	\$77,119	\$100,120	\$101,998
Average Household Income 55-64	\$94,241	\$120,272	\$126,287
Median Household Income 65-74	\$62,850	\$73,271	\$73,394
Average Household Income 65-74	\$80,561	\$95,920	\$98,799
Average Household Income 75+	\$74,545	\$78,499	\$80,543



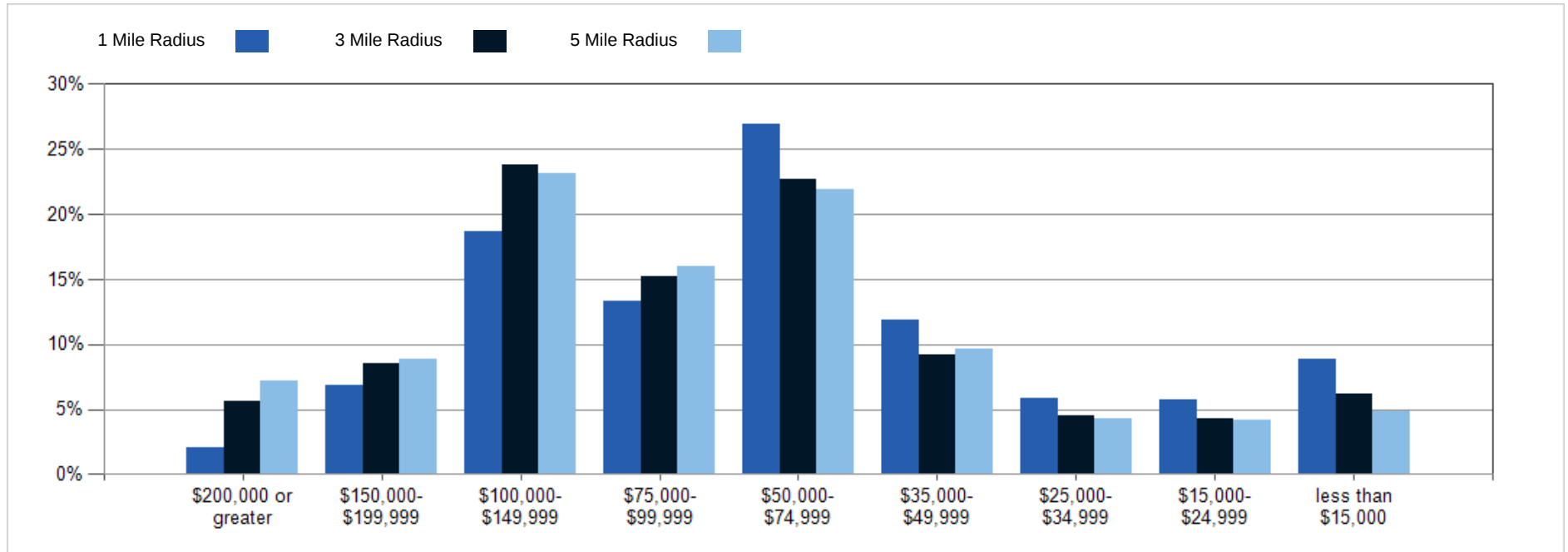
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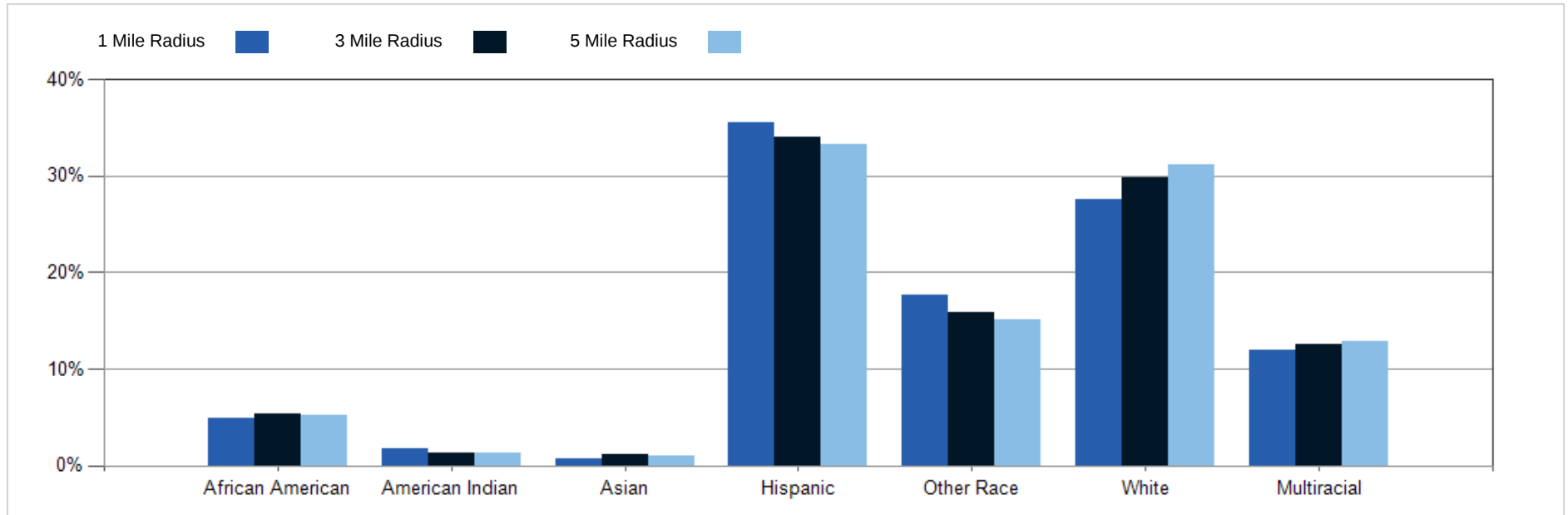
Demographics | Prime Retail Hard Corner in Downtown Buckeye

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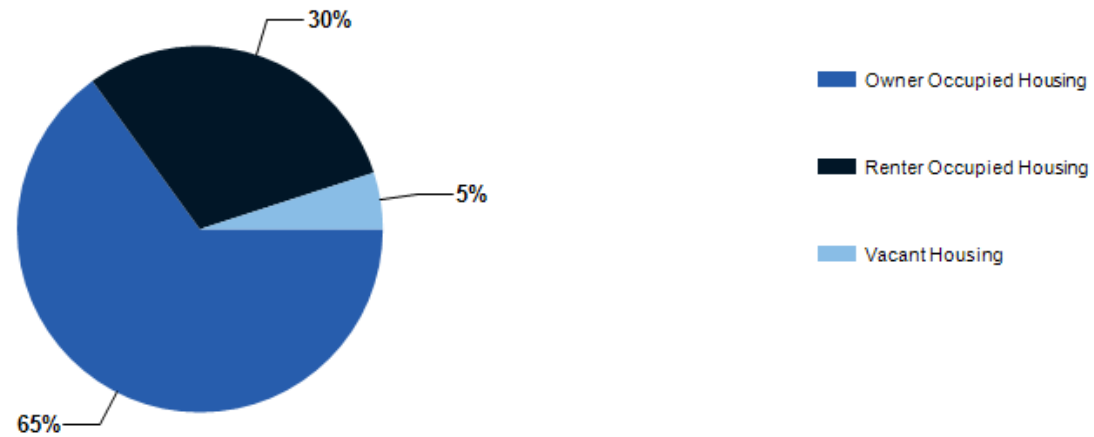
2024 Household Income



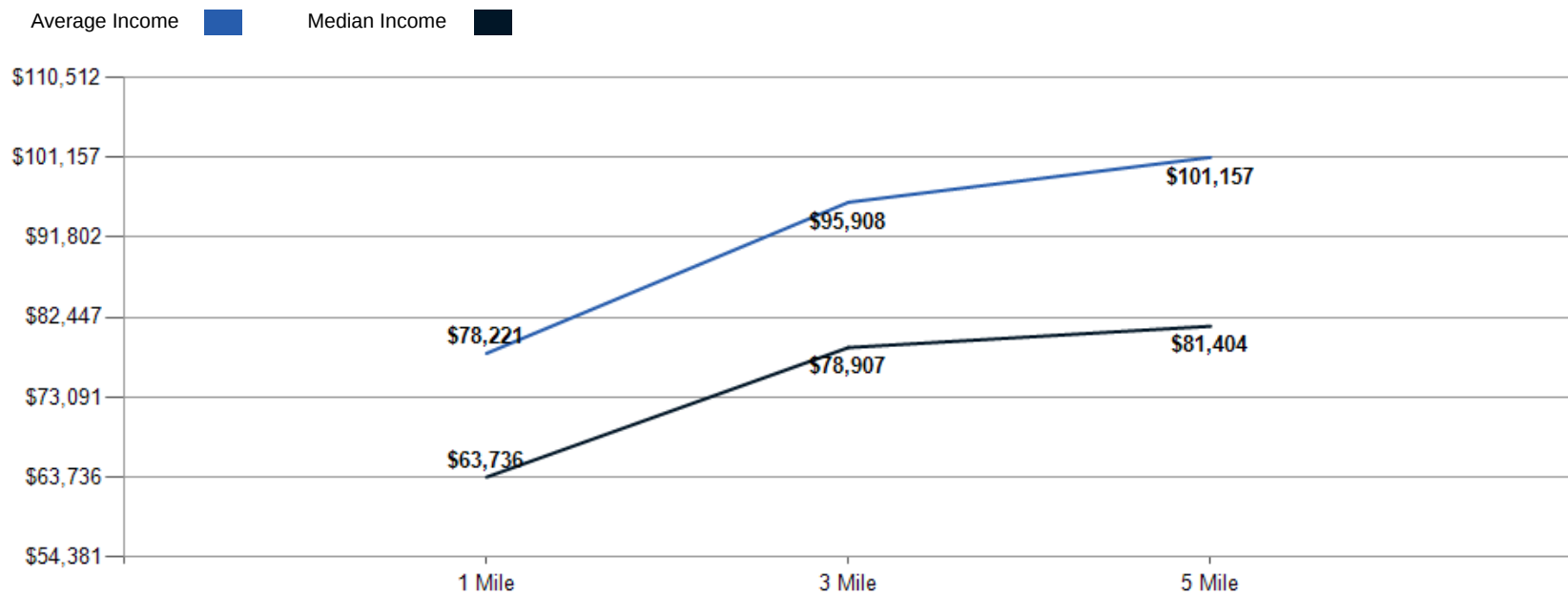
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median





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In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.

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CONFIDENTIALITY and DISCLAIMER

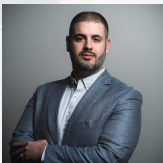
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The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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