

PAD AVAILABLE FOR GROUND LEASE OR BTS

N/NEC 75TH AVENUE & MCDOWELL ROAD | PHOENIX, AZ



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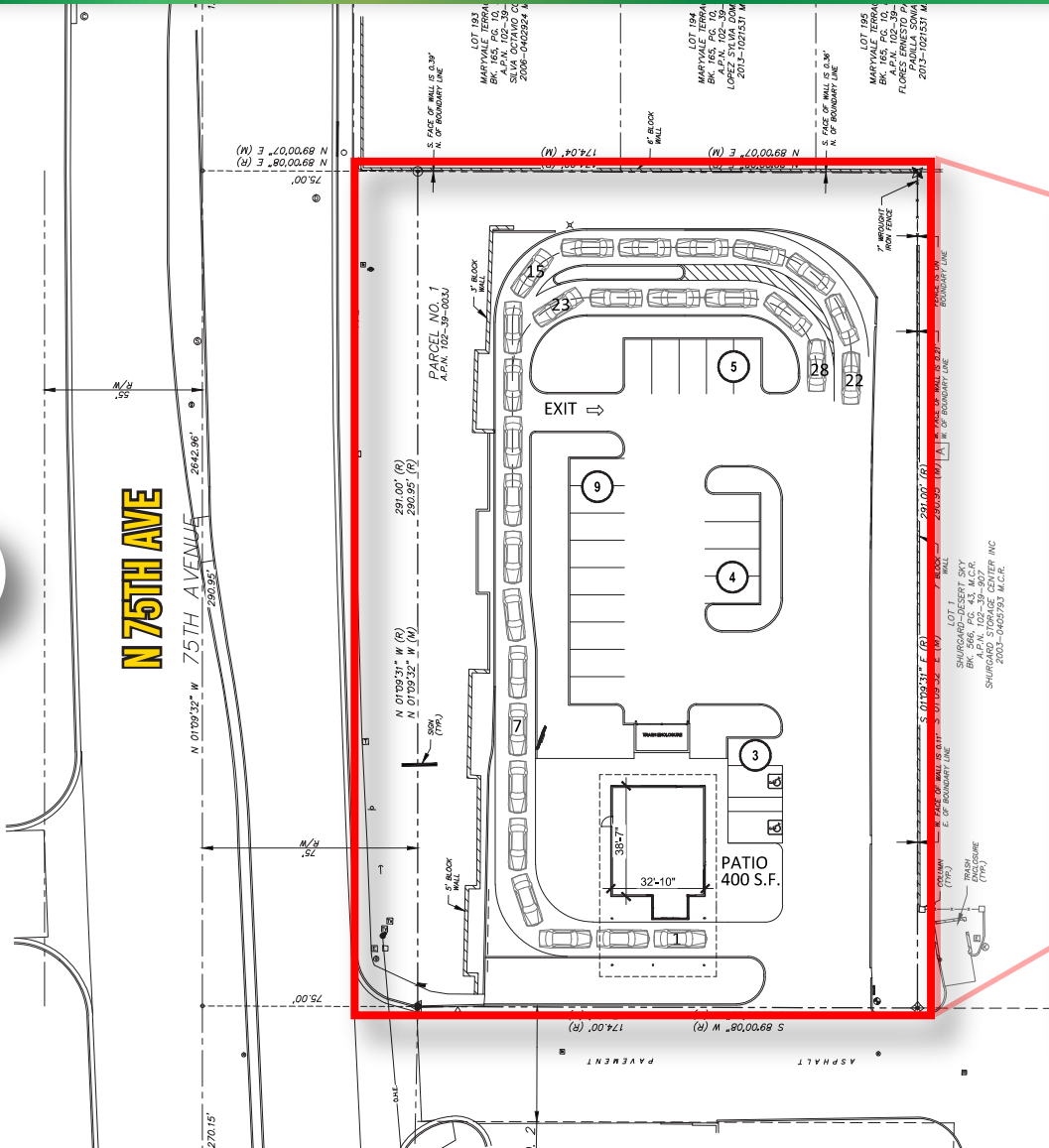
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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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Conceptual Site Plan



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	17,840	161,182	390,051
PROJECTED POPULATION (2030)	18,121	159,604	396,275
AVERAGE HOUSEHOLD INCOME	\$86,883	\$91,852	\$93,421
DAYTIME POPULATION	12,479	78,169	195,537
MEDIAN AGE	28.4	29.0	29.9
TOTAL BUSINESSES	531	3,024	8,659



traffic counts: 75th Ave | 44,503 VPD • McDowell Rd | 25,327 VPD • I-10 | 255,815 VPD

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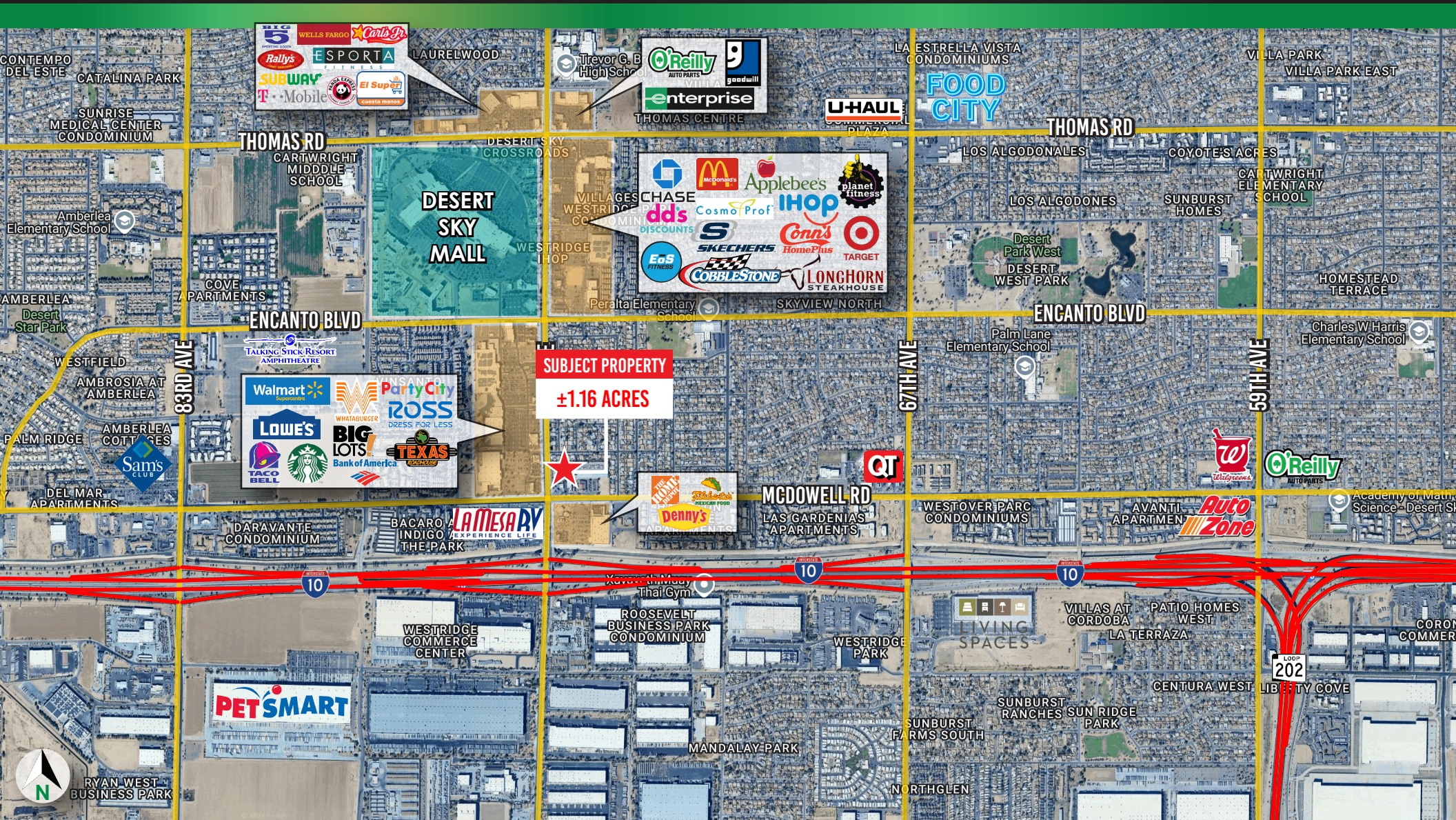
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property highlights

- ✓ ± 1.16 Acre PAD that has been bladed & ready for development.
- ✓ Accessible from both 75th Ave & McDowell Rd
- ✓ C-2 Zoning, City of Phoenix
- ✓ Neighboring tenants include Starbucks, Chevron, Home Depot, Lowe's, Ross, Big Lots, Public Storage & more!
- ✓ Great visibility from 75th Ave which sees ± 44,503 VPD
- ✓ Limited development opportunity in this retail corridor!

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