

±34,386 SF Drive-Thru Pad Available for Sale

NEC Southern Ave & 27th Ave | Phoenix, AZ 85041



Property Highlights:

- ✓ Fully permitted drive-thru PAD available totaling ±34,386 SF
- ✓ Signalized intersection with over 30,000 vehicles per day!
- ✓ Dense trade area with approximately 100,474 people within a 3-mile radius
- ✓ Average HH Incomes estimated to be \$129,271 within a 1-mile radius
- ✓ Significant residential growth in the immediate area highlighted by the brand new KB Homes development surrounding the property with an average sale price of \$400,000
- ✓ In close proximity to national retailers such as Walmart, Lowe's Home Improvement, Goodwill and many more!

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

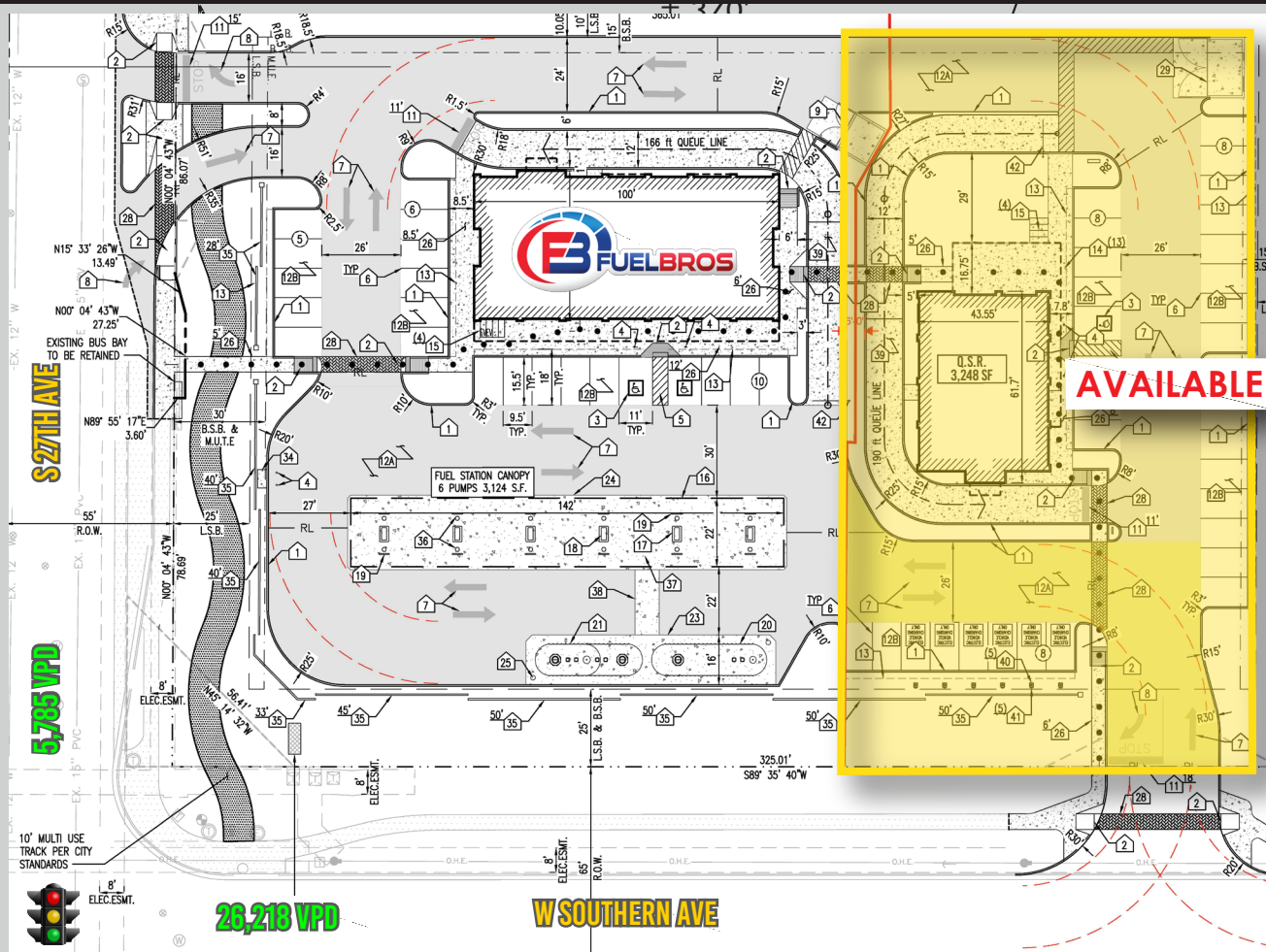
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Conceptual Site Plan



DEMOGRAPHICS 2026



POPULATION

1 MILE	18,864
3 MILES	100,474
5 MILES	228,760



HOUSEHOLDS

1 MILE	5,492
3 MILES	28,410
5 MILES	71,085



AVG. HH INCOME

1 MILE	\$129,271
3 MILES	\$111,855
5 MILES	\$108,921



MEDIAN AGE

1 MILE	30.8
3 MILES	31.9
5 MILES	32.3



DAYTIME POPULATION

1 MILE	5,264
3 MILES	47,441
5 MILES	173,368



TRAFFIC COUNTS

SOUTHERN AVE	26,218
27TH AVE	5,785

Source: Sites USA

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