



WIGWAM
GOLF

**±1.75 AC
FULLY ENTITLED
CAR WASH PAD
AVAILABLE**

**±1 AC
FREESTANDING
PAD AVAILABLE**

Dysart Rd

20,527 CPD

Indian School Rd 20,200 CPD

**FULLY ENTITLED
& APPROVED
CAR WASH PAD
AVAILABLE!**

Trinity Lutheran
Church & School

Litchfield Park
First Baptist
Church

Litchfield Park
Service Company

**±1 AC
DRIVE THRU PAD
AVAILABLE**

Future
Commercial

STORAGE
SOLUTIONS

Future
Commercial

PROSE
ASCEND

100 Apartments

HARMON
ASCEND
125 Homes

Zenn@Angelina
130 Townhomes
Coming Fall 2026

Future
Commercial

DRIVE-THRU PAD AVAILABLE

SWC of Indian School and Dysart Rd
Avondale, Arizona

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 **VELOCITY
RETAIL GROUP**

HARD CORNER PADS AVAILABLE



◆ MULTIPLE PADS INCLUDING A FULLY ENTITLED & APPROVED CAR WASH PAD AVAILABLE

Property Highlights

- Fully approved hard corner car wash pad
- Last QSR drive-thru pad available fronting Dysart Rd across from Albertsons
- Highly affluent area with average income over \$126,000.
- Over 40,000 cars per day travel in front of the site
- Excellent visibility from the intersection
- Just 2.5 miles to the north of Interstate-10

Traffic Counts

Indian School Rd	20,900 CPD
Dysart Rd	20,527 CPD
Total	41,427 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	14,776	92,114	215,719
Estimated Households	5,345	32,556	75,013
Average Household Income	\$121,245	\$126,830	\$117,866
Daytime Population	3,123	18,474	49,844

Source: SitesUSA

Nearby Tenants



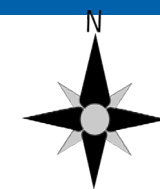
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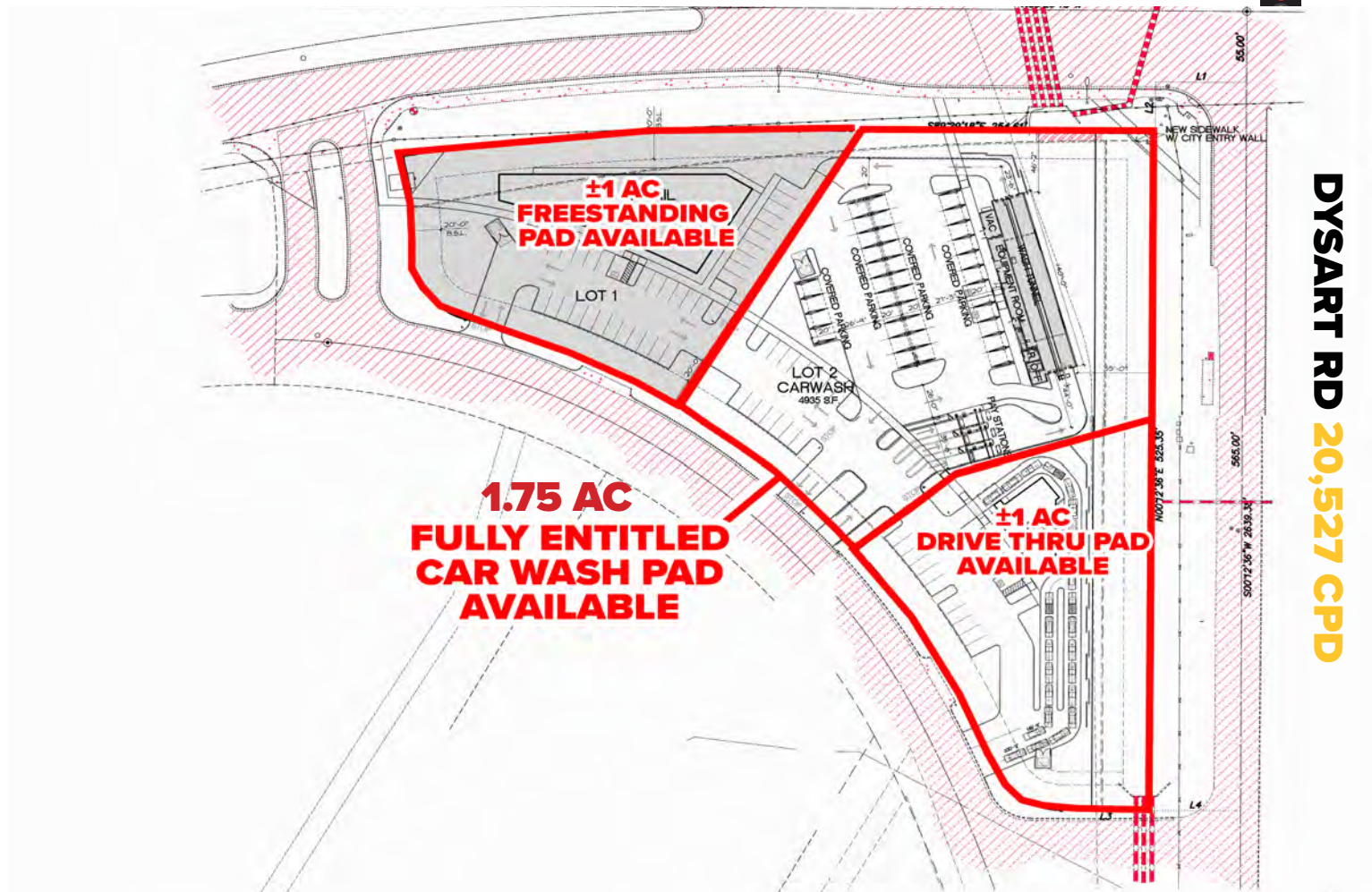
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INDIAN SCHOOL RD 20,200 CPD



DYSART RD 20,527 CPD



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	14,776	92,114	215,719
	2026 TOTAL HOUSEHOLDS	5,345	32,556	75,013
	MEDIAN HOUSEHOLD INCOME	\$121,245	\$126,830	\$117,866
	2026 MEDIAN HOME VALUE	\$381,229	\$396,868	\$402,063
	2026 TOTAL EMPLOYEES	3,123	18,474	49,844
	2026 TOTAL BUSINESSES	547	2,920	6,320



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