



NEW INFILL PAD ACROSS FROM FRY'S

NEC of Thunderbird Rd and 35th Ave
Phoenix, Arizona

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NEW INFILL PAD ACROSS FROM FRY'S



◆ APPROXIMATELY 33,842 SF PAD

Property Highlights

- Directly across the street from Fry's Food and Drug
- Less than 1 mile from Interstate 17 freeway
- Extremely high Traffic Counts with over 62,000 cars per day at the intersection
- Established population with over 400,000 in a 5 mile radius

Traffic Counts

Thunderbird Rd	40,231 VPD
35th Ave	22,055 VPD
Total	62,286 VPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	20,556	144,633	406,139
Estimated Households	7,519	55,265	159,522
Med Household Income	\$109,306	\$96,759	\$101,224
Daytime Population	3,249	49,517	124,692

Source: SitesUSA

Nearby Tenants



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Greenway Rd



Thunderbird Rd



Cactus Rd



Peoria Ave

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DEMOGRAPHICS



2025 POPULATION

1 MILE: 20,556
3 MILES: 144,633
5 MILES: 406,139



MEDIAN HOUSEHOLD INCOME

1 MILE: \$109,306
3 MILES: \$96,759
5 MILES: \$101,224



2025 TOTAL HOUSEHOLDS

1 MILE: 7,519
3 MILES: 55,265
5 MILES: 159,522



TOTAL BUSINESSES

1 MILE: 571
3 MILES: 5,656
5 MILES: 15,605



MEDIAN HOME VALUE

1 MILE: \$390,347
3 MILES: \$400,648
5 MILES: \$406,444



NUMBER OF EMPLOYEES

1 MILE: 3,249
3 MILES: 49,517
5 MILES: 124,692



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