

FOR LEASE / BTS / ENDCAP DRIVE-THRUS

E-SEC SOUTHERN AVE AND MILLER RD

25055 West Southern Avenue | Buckeye, AZ 85326



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LOCATION DESCRIPTION

E-SEC Southern Ave & Miller Rd

PROPERTY HIGHLIGHTS

- COMING SOON - Two, 6,400 SF buildings for Lease
- The City of Buckeye is one of the fastest-growing cities in the US
- Two endcap drive-thru opportunities
- The property offers great exposure on Southern Ave (15,416 ADT) and over 33,000 ADT on Miller Rd
- The property is in close proximity to the future Fry's anchored shopping center (Broadway & Miller Rd), SR85 and I-10
- POPULATION in this area is projected to grow twice the national average in the next 5 years

AREA CO-TENANTS



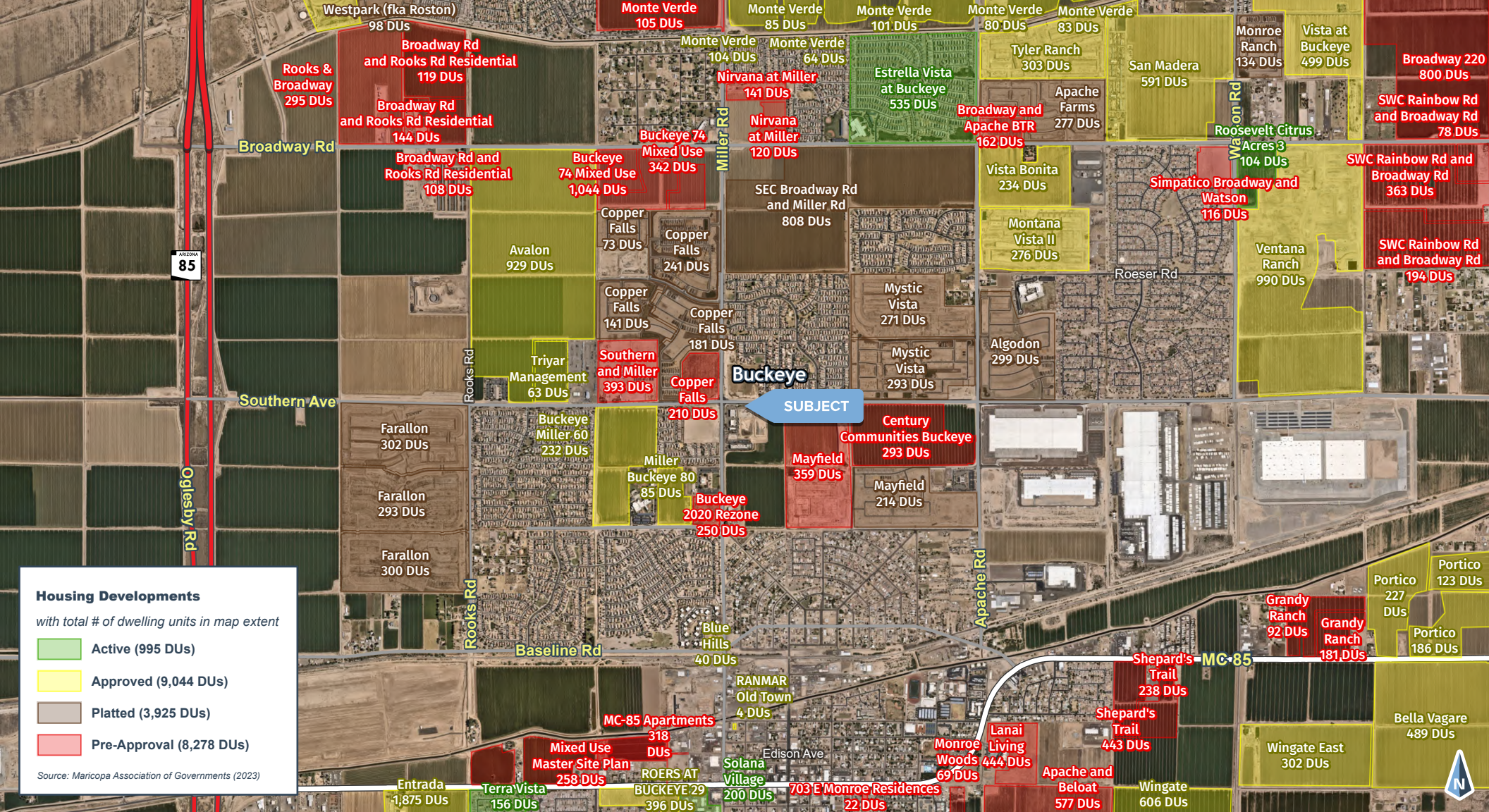
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ARIZONA
85

SUBJECT

Housing Developments
with total # of dwelling units in map extent

- Active (995 DUs)
- Approved (9,044 DUs)
- Platted (3,925 DUs)
- Pre-Approval (8,278 DUs)

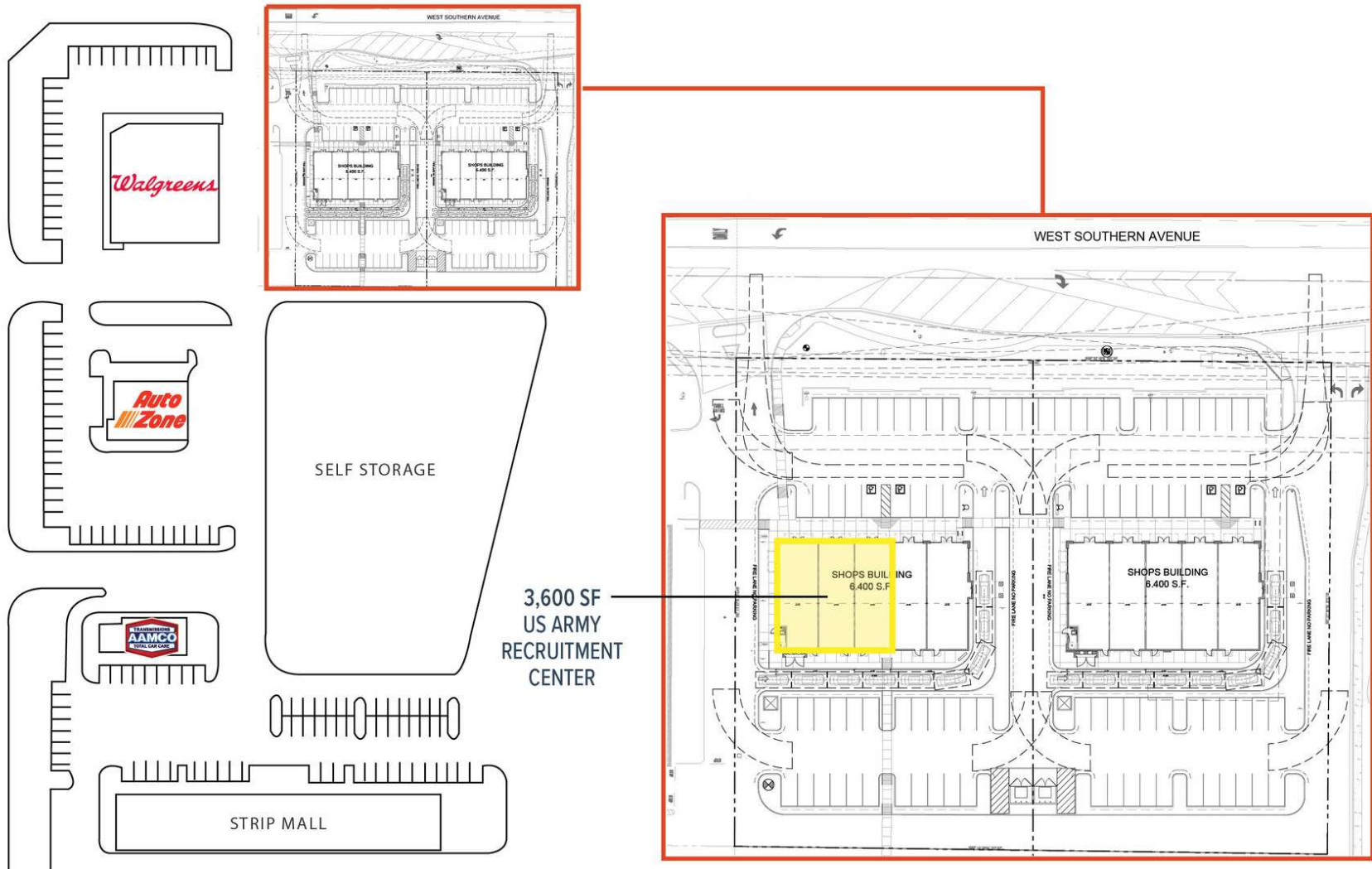
Source: Maricopa Association of Governments (2023)



Map labels include: Westpark (fka Roston) 98 DUs, Rooks & Broadway 295 DUs, Broadway Rd and Rooks Rd Residential 119 DUs, Broadway Rd and Rooks Rd Residential 144 DUs, Broadway Rd and Rooks Rd Residential 108 DUs, Avalon 929 DUs, Triyar Management 63 DUs, Farallon 302 DUs, Farallon 293 DUs, Farallon 300 DUs, Buckeye Miller 60 232 DUs, Miller Buckeye 80 85 DUs, Buckeye 2020 Rezone 250 DUs, Blue Hills 40 DUs, RANMAR Old Town 4 DUs, Solana Village 200 DUs, 703 E Monroe Residences 22 DUs, Entrada 1,875 DUs, Terra Vista 156 DUs, Mixed Use Master Site Plan 258 DUs, ROERS AT BUCKEYE 29 396 DUs, MC-85 Apartments 318 DUs, Buckeye 74 Mixed Use 1,044 DUs, Copper Falls 73 DUs, Copper Falls 241 DUs, Copper Falls 141 DUs, Copper Falls 181 DUs, Southern and Miller 393 DUs, Copper Falls 210 DUs, Miller Buckeye 80 85 DUs, Buckeye 2020 Rezone 250 DUs, Mayfield 359 DUs, Century Communities Buckeye 293 DUs, Mayfield 214 DUs, Buckeye 293 DUs, Copper Falls 210 DUs, Copper Falls 181 DUs, Mystic Vista 271 DUs, Mystic Vista 293 DUs, Algodon 299 DUs, SEC Broadway Rd and Miller Rd 808 DUs, Vista Bonita 234 DUs, Montana Vista II 276 DUs, Roeser Rd, Simpatico Broadway and Watson 116 DUs, Ventana Ranch 990 DUs, SWC Rainbow Rd and Broadway Rd 363 DUs, SWC Rainbow Rd and Broadway Rd 194 DUs, Tyler Ranch 303 DUs, Apache Farms 277 DUs, San Madera 591 DUs, Roosevelt Citrus Acres 3 104 DUs, Vista at Buckeye 499 DUs, Broadway 220 800 DUs, SWC Rainbow Rd and Broadway Rd 78 DUs, Monroe Ranch 134 DUs, Vista at Buckeye 499 DUs, Nevada 83 DUs, Apache 80 DUs, Apache BTR 162 DUs, Vista Bonita 234 DUs, Montana Vista II 276 DUs, Simpatico Broadway and Watson 116 DUs, Ventana Ranch 990 DUs, SWC Rainbow Rd and Broadway Rd 363 DUs, SWC Rainbow Rd and Broadway Rd 194 DUs, Mystic Vista 271 DUs, Mystic Vista 293 DUs, Algodon 299 DUs, SEC Broadway Rd and Miller Rd 808 DUs, Vista Bonita 234 DUs, Montana Vista II 276 DUs, Roeser Rd, Simpatico Broadway and Watson 116 DUs, Ventana Ranch 990 DUs, SWC Rainbow Rd and Broadway Rd 363 DUs, SWC Rainbow Rd and Broadway Rd 194 DUs, Portico 227 DUs, Portico 123 DUs, Portico 186 DUs, Grandy Ranch 92 DUs, Grandy Ranch 181 DUs, Shepard's Trail 238 DUs, Shepard's Trail 443 DUs, Lanai Living 444 DUs, Monroe Woods 69 DUs, Apache and Beloit 577 DUs, Wingate 606 DUs, Wingate East 302 DUs, Bella Vagare 489 DUs

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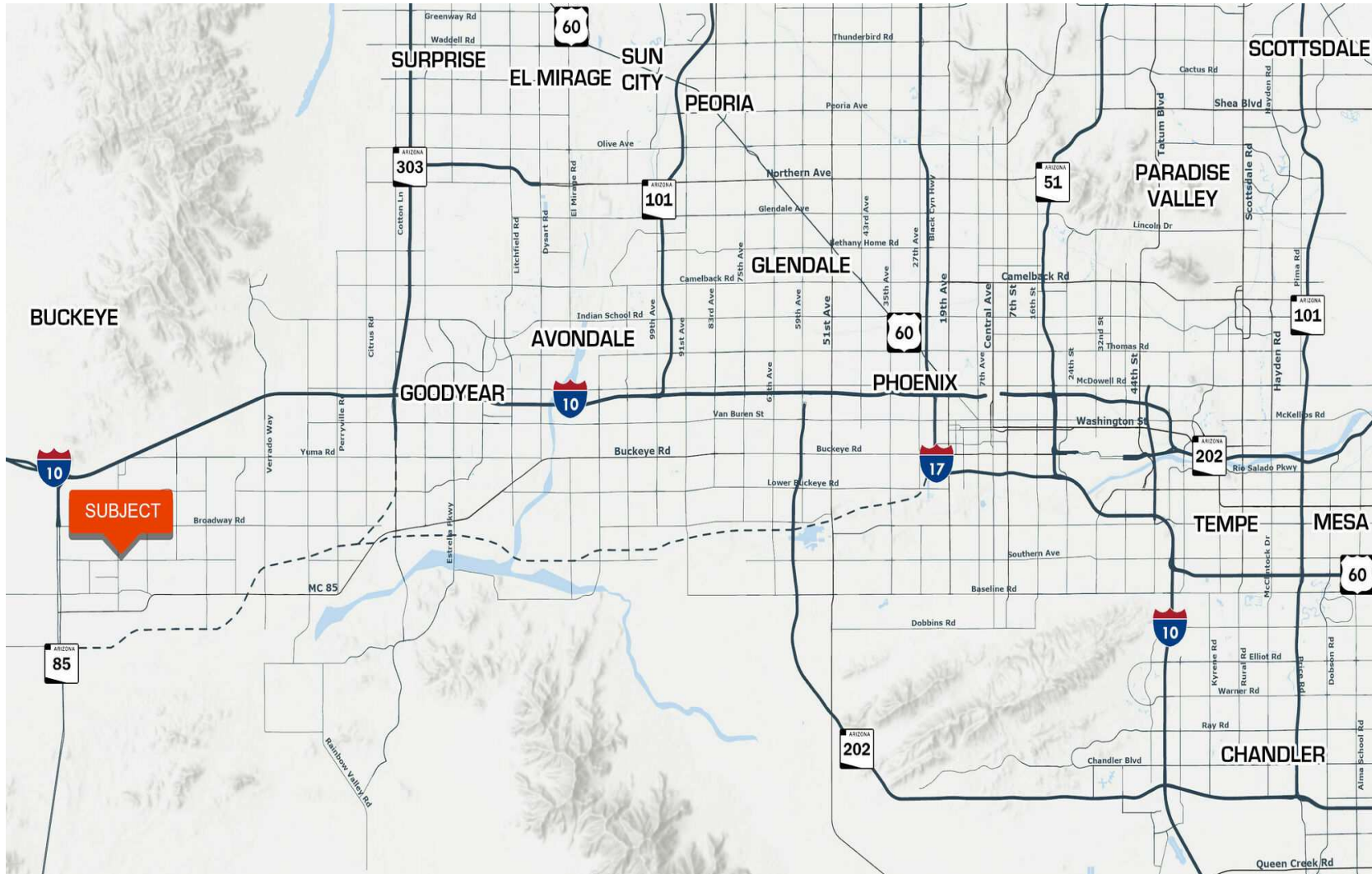
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,382	36,645	56,478
Median Age	30.9	31.5	32.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$67,113	\$79,357	\$82,615
Average	\$84,105	\$95,375	\$103,003



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	66	377	656
Employees	1,095	4,503	8,025
Daytime Population	6,309	26,255	40,423



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	31.3%	30.6%	32.0%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	48.9%	44.3%	48.0%
Services	18.3%	20.1%	18.5%
Blue Collar	32.8%	35.6%	33.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,839	11,176	17,219
Median Home Value	\$315,776	\$360,764	\$385,482

*2024 Demographic data derived from ESRI

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