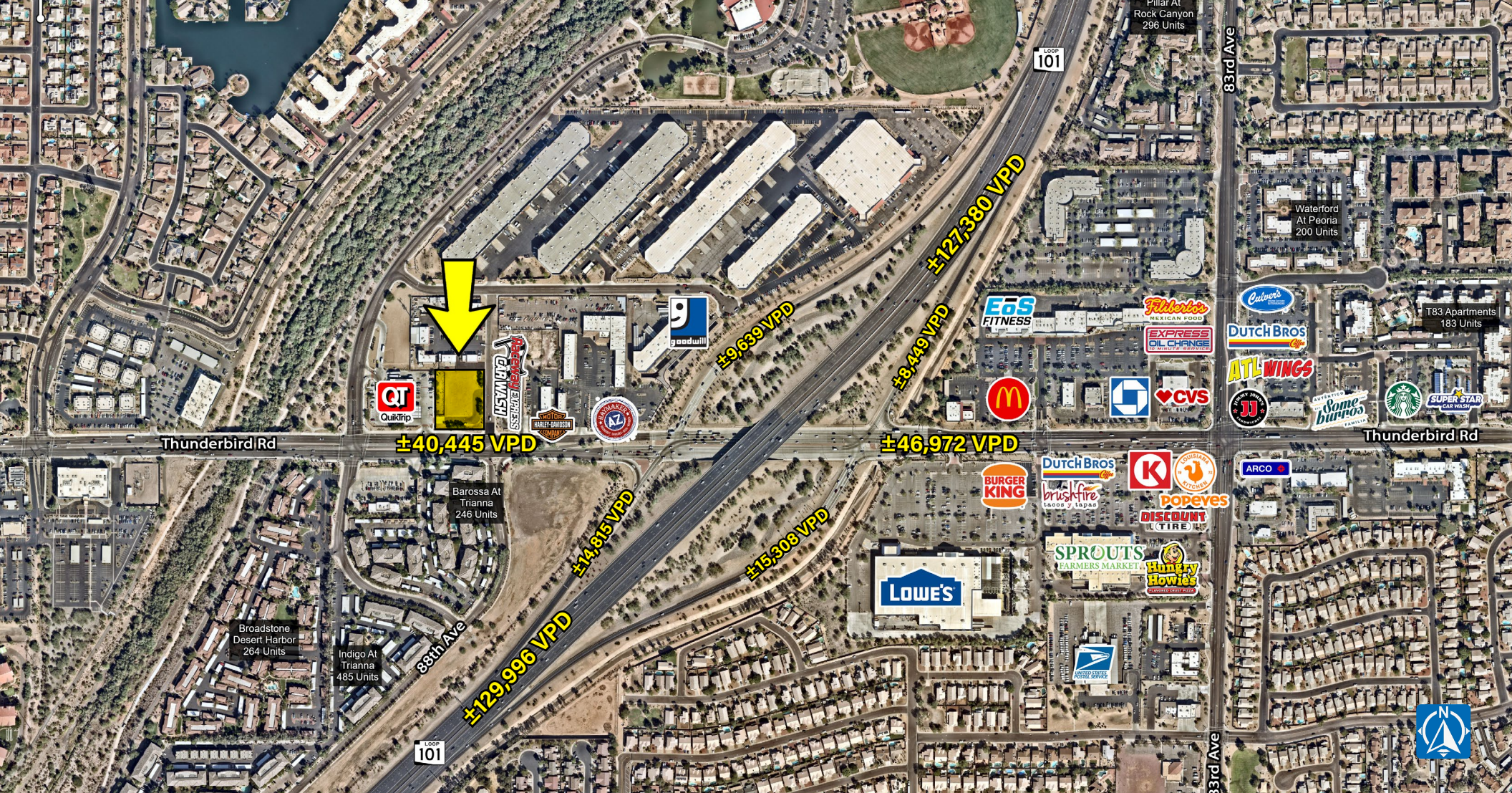




±45,751 SF AVAILABLE PAD



88TH AVE & THUNDERBIRD RD

PEORIA, AZ



PhoenixCommercialAdvisors.com

property summary

AVAILABLE	± 45,751 SF	ZONING	PAD
PRICING	Call for Pricing		

PROPERTY HIGHLIGHTS

- Fully Improved Pad for Sale
- Fronting 40,000 + Cars Per Day
- Located just west of L-101 Freeway with a full diamond interchange.
- Neighboring new Quick Trip Gas Station.

NEARBY TENANTS



TRAFFIC COUNT

LOOP 101

N: ±127,380 VPD (NB/SB)

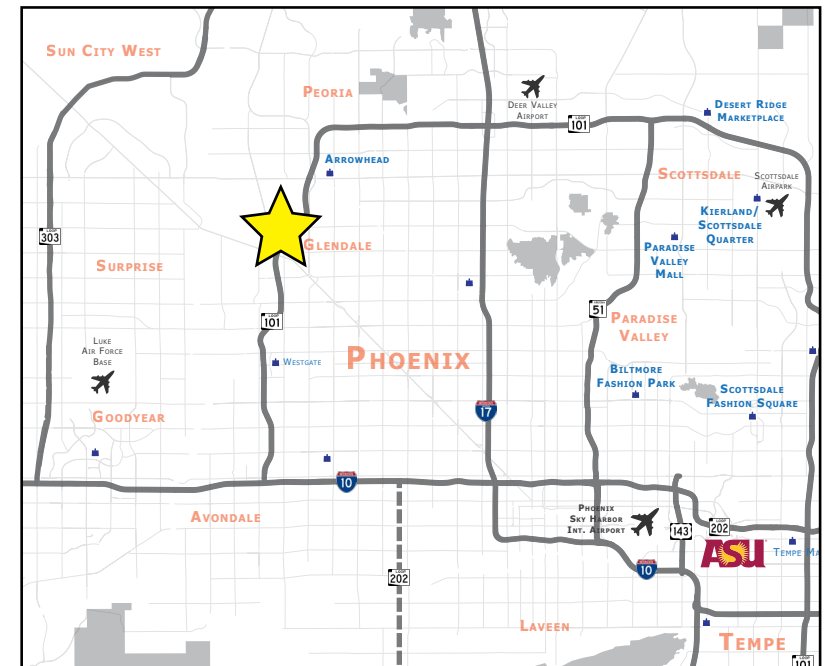
S: ±129,996 VPD (NB/SB)

THUNDERBIRD RD

E: ±40,445 VPD (EB/WB)

W: ±46,972 VPD (EB/WB)

INRIX 2023



NWC

±45,751 SF PAD AVAILABLE

88TH AVE & THUNDERBIRD RD, PEORIA, AZ



zoom aerial



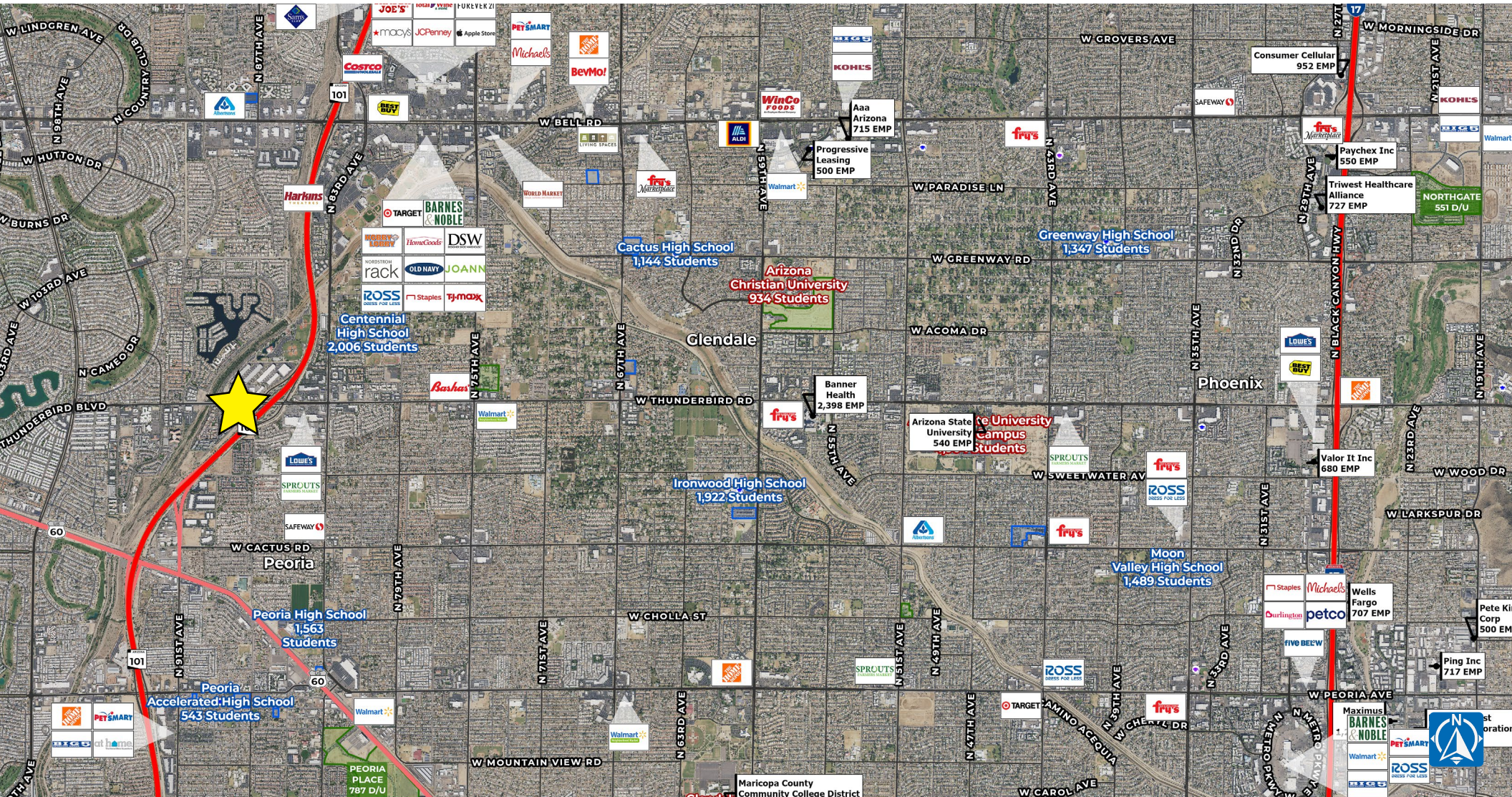
NWC

±45,751 SF PAD AVAILABLE

88TH AVE & THUNDERBIRD RD, PEORIA, AZ



wide aerial



NWC

±45,751 SF PAD AVAILABLE

88TH AVE & THUNDERBIRD RD, PEORIA, AZ



demo

2024 ESRI

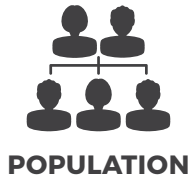


2024 Total Daytime Pop

Workers

Residents

1-Mile	3-Mile	5-Mile
15,287	125,502	301,973
8,640	59,904	126,598
6,647	65,598	329,230



2024 Total Population

2029 Total Population

1-Mile	3-Mile	5-Mile
14,363	114,667	322,104
14,329	116,714	343,705



Median HH Income

Average HH Income

Per Capita Income

1-Mile	3-Mile	5-Mile
\$76,582	\$67,952	\$72,574
\$97,221	\$89,826	\$93,530
\$42,538	\$39,448	\$37,807



2024 Housing Units

Owner Occupied

Renter Occupied

1-Mile	3-Mile	5-Mile
6,991	54,982	141,332
50.9%	65.8%	64.7%
39.1%	25.6%	27.2%



2024 Households

2029 Households

1-Mile	3-Mile	5-Mile
6,290	50,290	129,971
6,350	51,755	134,311



2024 Businesses

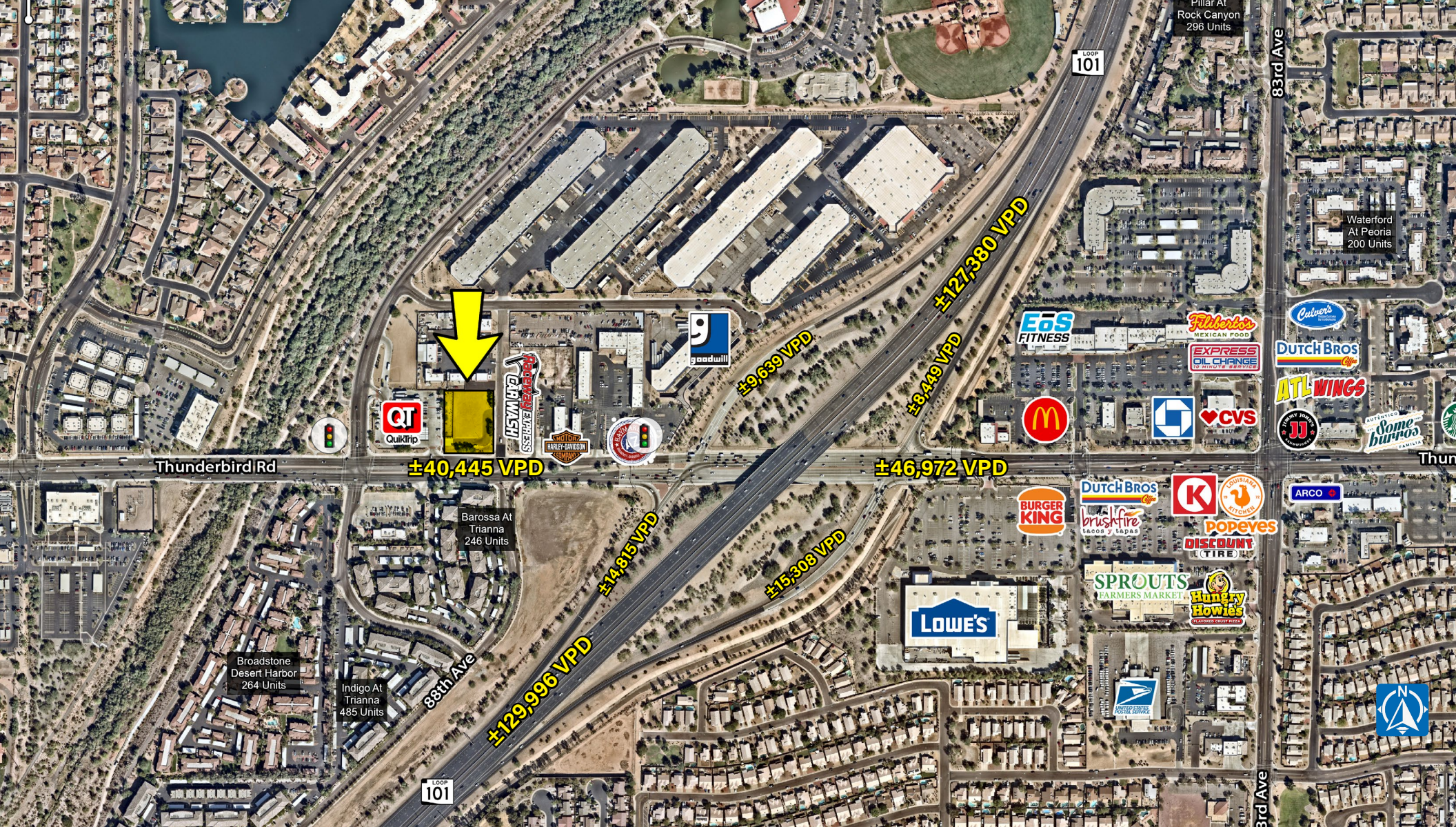
1-Mile	3-Mile	5-Mile
633	3,941	8,180

NWC

±45,751 SF PAD AVAILABLE

88TH AVE & THUNDERBIRD RD, PEORIA, AZ





exclusively listed by

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