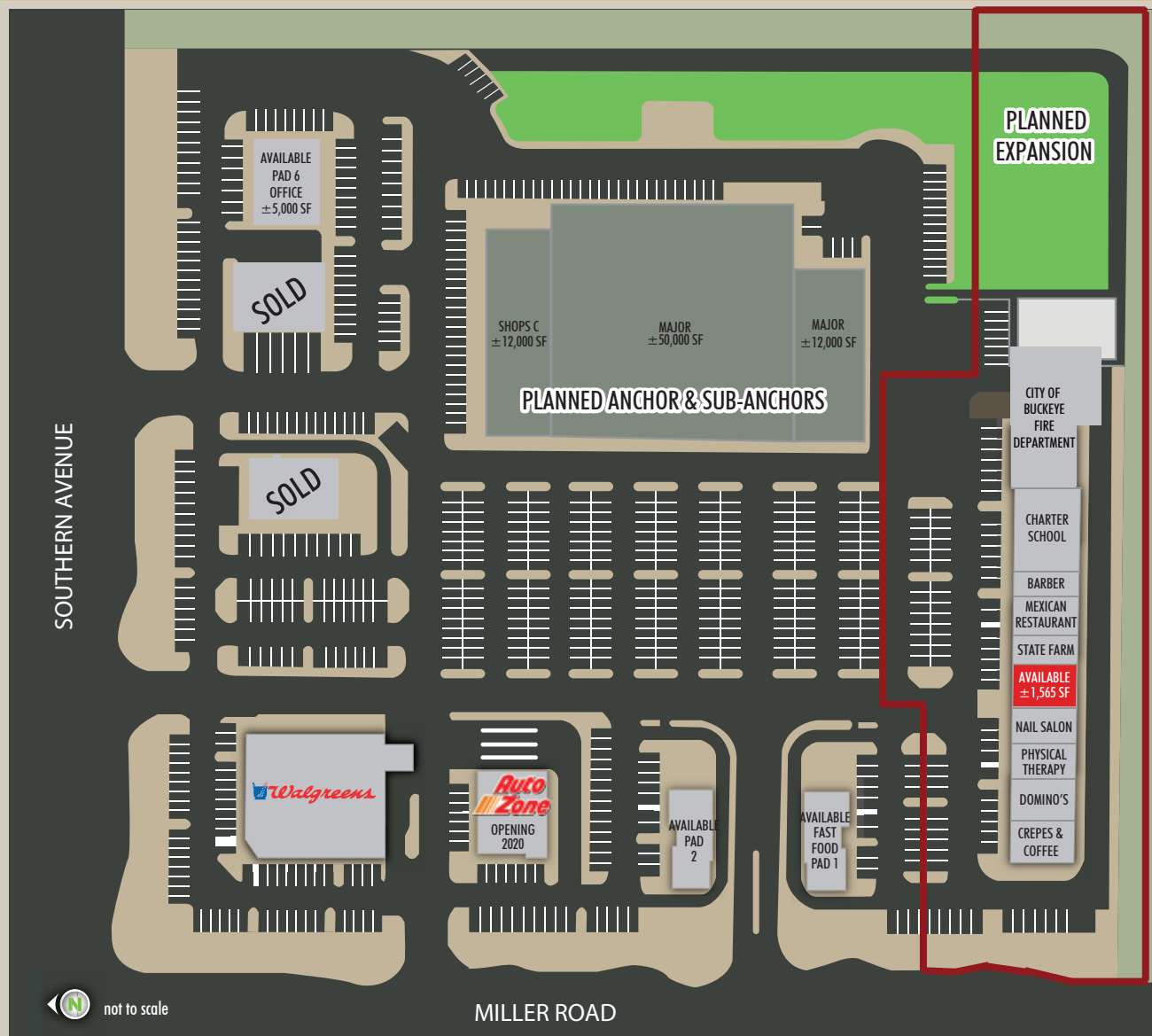


Southeast corner of Miller Road & Southern Avenue – Buckeye, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	7,339	25,797	44,765
Projected Population (2025)	8,261	29,047	50,400
Estimated Avg. Household Income (2020)	\$62,218	\$66,202	\$70,319
Projected Avg. Household Income (2025)	\$66,342	\$69,957	\$74,471
Average Household Size (2020)	3.2	3.2	3.2
Total Daytime Employees (2020)	275	3,744	6,465
Median Age (2020)	30.8	30.8	32.2

TRAFFIC COUNTS (2019 Source: Sites USA)

Miller Road	11,272
Southern Avenue	1,026
Total Cars Per Day	12,298



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BUCKEYE RETAIL CENTER FOR SALE

Southeast corner of Miller Road & Southern Avenue – Buckeye, Arizona

PRICE REDUCED | 8% CAP | Phoenix MSA | Multi-Tenant Retail Investment



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PROJECT HIGHLIGHTS -- 21,011 SF CENTER

- Miller Road (Major arterial through Buckeye)
- Adjacent to available grocery anchored pad
- National tenants in center include:    and two drive-thru pads adjacent to Center off of Miller Road
- Estimated 11% population growth within 4 years in Buckeye
- Up and coming middle class neighborhood

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 = CURRENT & FUTURE HOUSING DEVELOPMENTS

