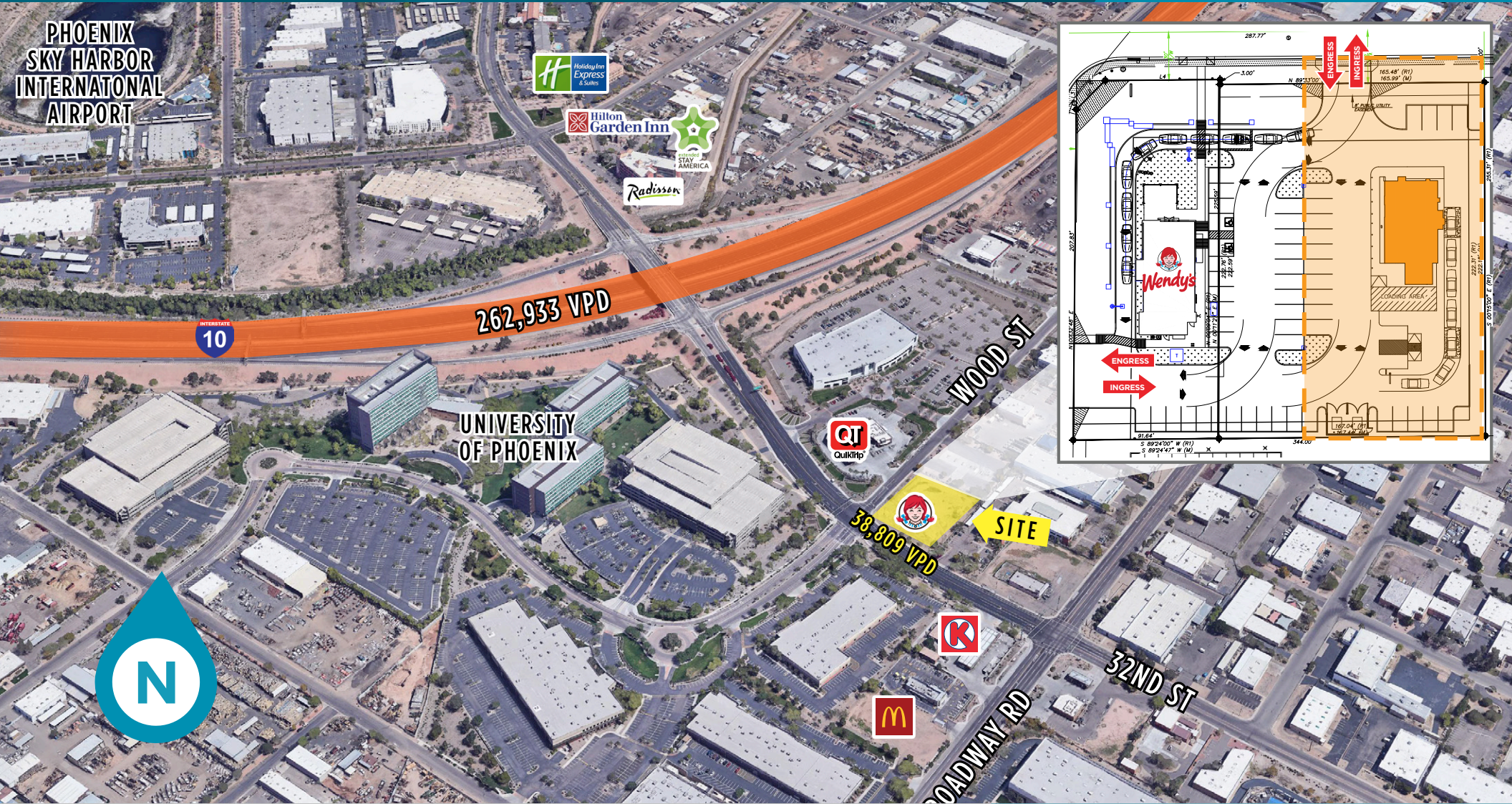


# ±20,148 SF PAD ±3,200 SF BUILDABLE DRIVE-THRU OR SHOP BUILDING | AVAILABLE

S/SEC 32ND STREET & I-10 | PHOENIX AZ



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 THE CENTER  
 OF RETAIL**



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## PROPERTY FEATURES

- Building Size: ±3,200 SF
- Lot Size: ±20,148 SF
- Full access site
- 50 shared parking spaces
- New development
- Prominent exposure along 32nd Street
- Dense daytime population
- Call for details

## TRAFFIC COUNTS

32nd Street:	38,809	VPD
Broadway:	22,794	VPD
Interstate 17:	196,900	VPD
Interstate 10:	197,100	VPD

## DEMOGRAPHICS



Daytime  
Population within  
**1.5 miles** of site



Minutes to  
I-10 Freeway



Existing  
Multifamily units  
within **3 miles**  
of site



Proposed  
Multifamily units  
within **3 miles**  
of site



Total Employees  
within **3 miles**  
of site



Total Businesses  
within **3 miles**  
of site

2020 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	5,562	63,100	299,556
HOUSEHOLDS	1,523	20,586	101,900
AVERAGE HOUSEHOLD INCOME	44,517	63,984	60,911

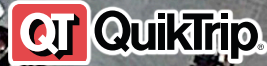
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