

±1.88 ACRE PAD FOR SALE, BTS, OR GL

7550 W Indian School Rd, Phoenix, AZ 85003
W/NWC 75th Ave and Indian School Rd



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
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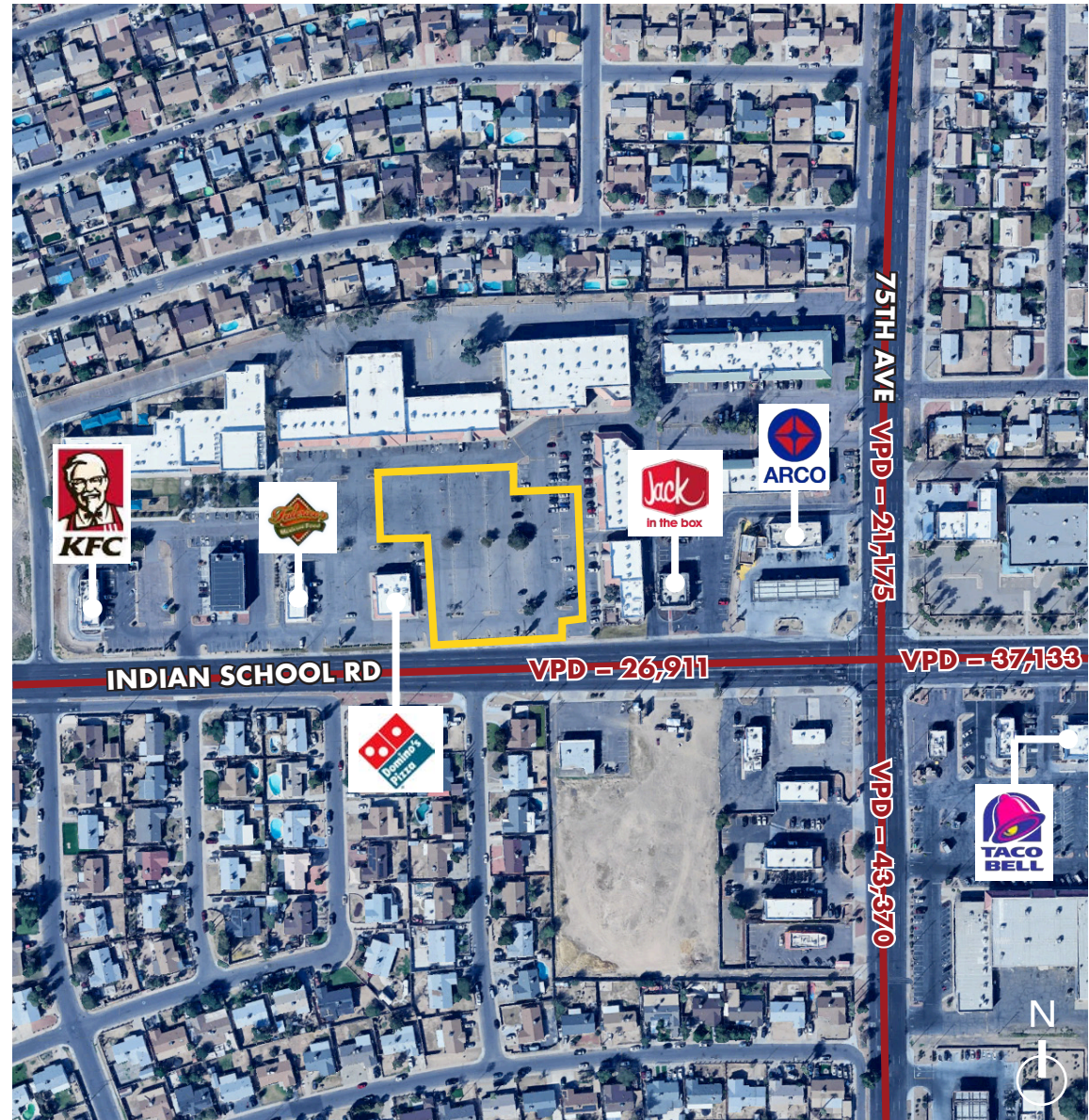
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Site Information

7550 W Indian School Rd, Phoenix, AZ 85003
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- ±1.88 Acre Pad Available
- Over 64,000 VPD at Intersection
- Over 401,000 residents within a 5-mile radius
- Proximity to I-10 and Loop 101
- C-2 Zoning, City of Phoenix
- Nearby Tenants: Jack in the box, KFC, Quick Trip, Discount Tire, Taco Bell, Burger King, Federico's



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Demographic Summary



POPULATION				POPULATION BY RACE			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
2029 POPULATION	34,995	219,370	433,192	WHITE	6,900	46,469	103,705
2024 POPULATION	32,607	203,528	401,161	BLACK	1,771	15,833	32,520
2020 CENSUS	33,398	203,534	396,883	AMERICAN INDIAN/ ALASKAN NATIVE	668	4,487	8,799
GROWTH 2024-2029	7.32%	7.78%	7.98%	ASIAN	280	4,577	11,152
GROWTH 2020-2024	-2.37%	0.00%	1.08%	HAWAIIAN & PACIFIC ISLANDER	38	360	694
HOUSEHOLDS				TWO OR MORE RACES			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
2029 PROJECTION	991	27,312	76,930	U.S. ARMED FORCES	23	172	535
2024 ESTIMATE	1,088	31,549	88,036				
2020 CENSUS	1,098	32,059	89,338				
GROWTH 2024-2029	0.5%	0.8%	0.7%				
GROWTH 2020-2024	0.2%	0.3%	0.3%				
OWNER OCCUPIED	546	18,236	53,211				
RENTER OCCUPIED	552	13,824	36,127				
INCOME				INCOME			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
2024 AVERAGE HOUSEHOLD INCOME	\$66,432	\$71,443	\$70,941	< \$75,000 - 100,000	1,142	7,556	16,268
2024 MEDIAN HOUSEHOLD INCOME	\$49,598	\$55,669	\$56,250	< \$100,000 - 125,000	560	4,981	10,495
< \$25,000	1,545	9,573	20,667	< \$125,000 - 150,000	295	2,218	5,542
< \$25,000 - 50,000	2,901	15,928	32,130	< \$150,000 - 200,000	239	2,772	5,192
< \$50,000 - 75,000	1,800	12,154	24,689	< \$200,000+	292	1,829	3,542

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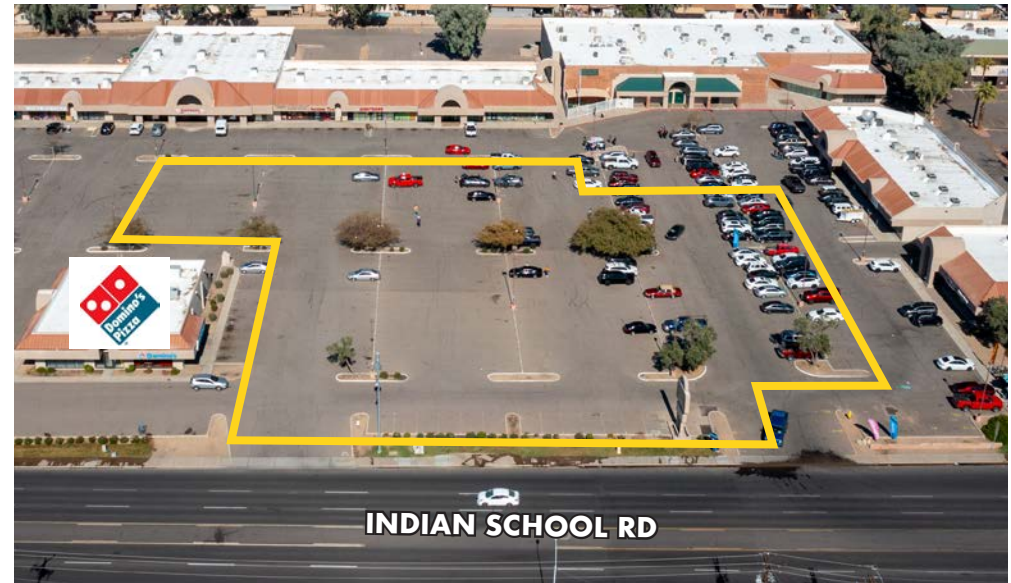
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Location Maps



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