

FOR LEASE RESTAURANT & RETAIL PADS

SWC OF BULLARD AVENUE & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

TRADECOR
REAL ESTATE DEVELOPMENT

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

ANZCO
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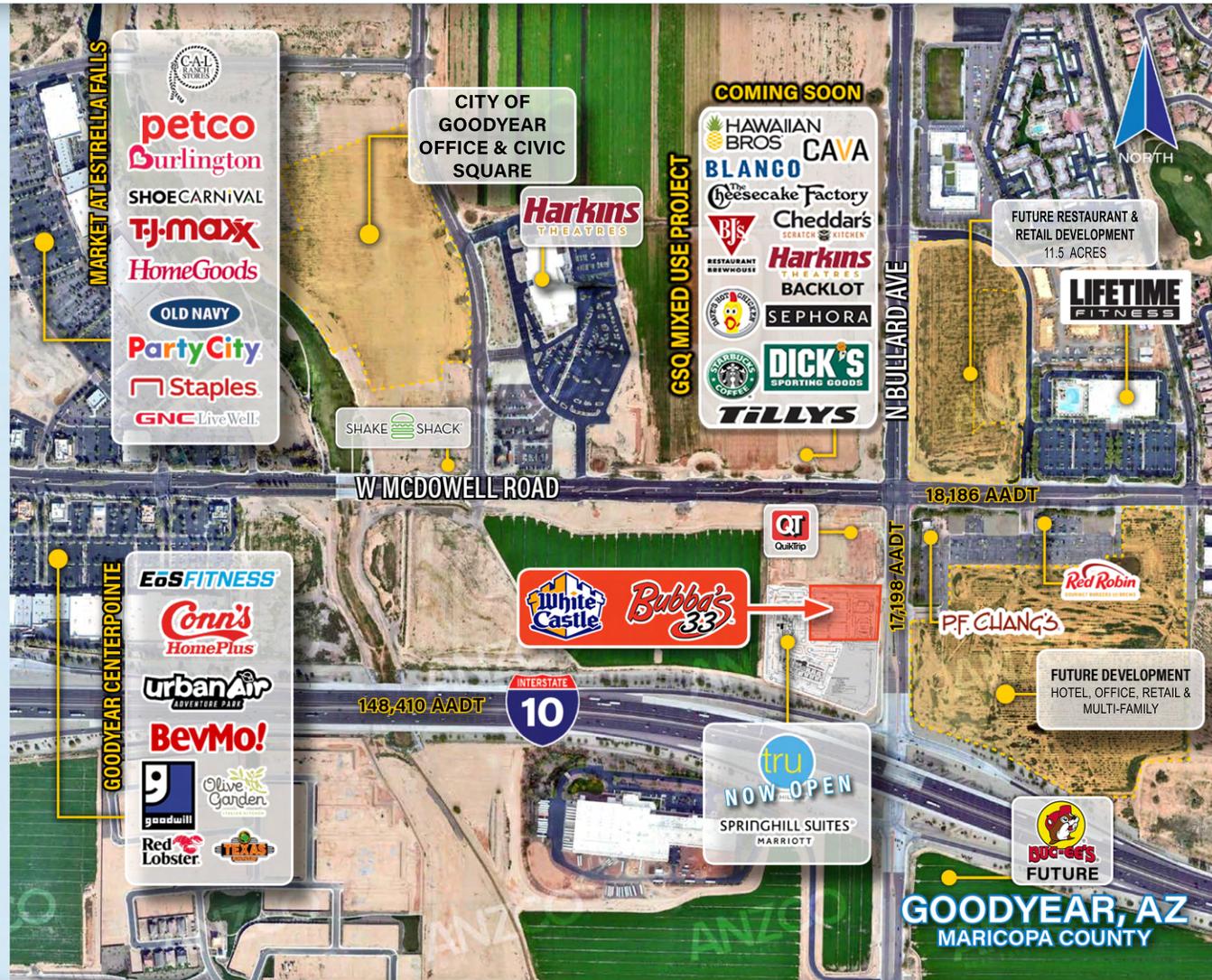
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PROPERTY FEATURES:

- FOR LEASE: 2.52± ACRE PAD SITE
- Excellent location just off of I-10 at the corner of Bullard Ave & McDowell Road with strong traffic counts
- Site has great visibility and access from both Bullard Ave & McDowell Road into site and sits at traffic controlled intersection.
- In a high growth area with projected population increase of over 4% in the next 5 years
- Strong household income in rapidly growing trade corridor in a area of strong development and growth
- Goodyear is part of the Phoenix, AZ MSA

DEMOGRAPHICS:

| | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
|  TOTAL POPULATION | 4,897 | 80,303 | 170,148 |
|  POPULATION GROWTH (5 YR. FORECAST) | 4.06% | 4.08% | 4.02% |
|  AVERAGE HOUSEHOLD INCOME | \$108,549 | \$106,666 | \$106,287 |
|  TOTAL EMPLOYEES | 1,038 | 28,176 | 41,767 |



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4.25.22



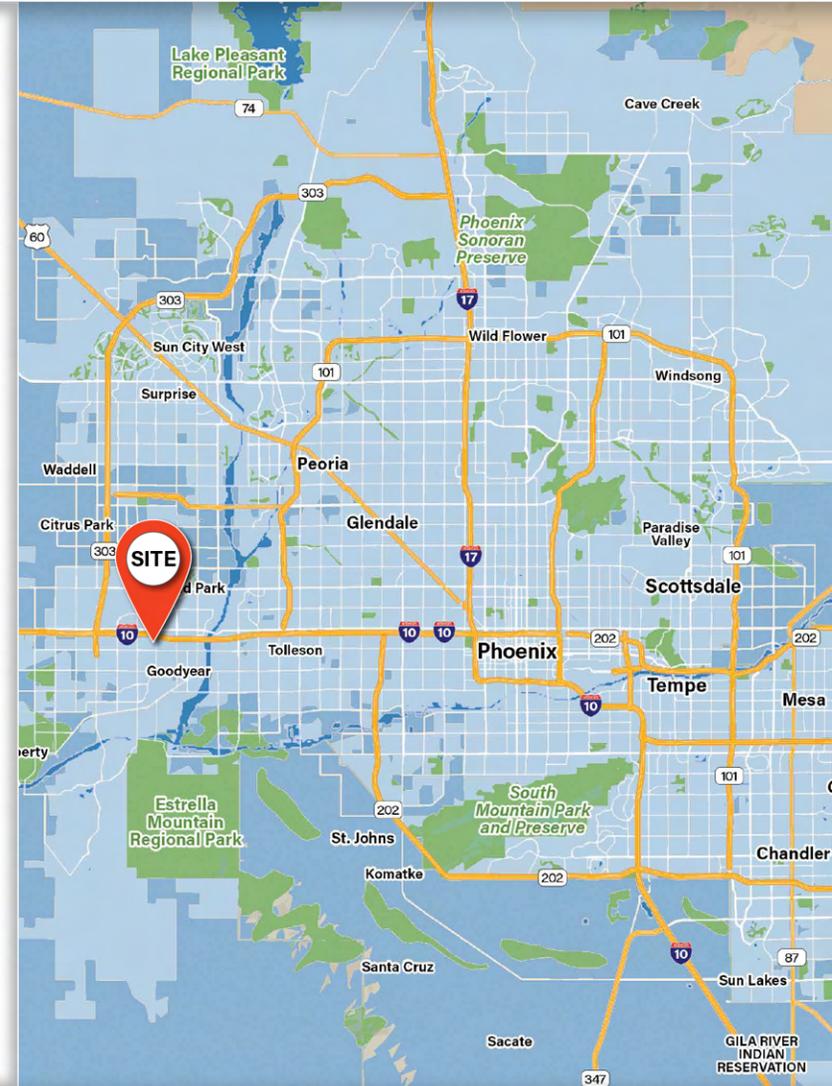
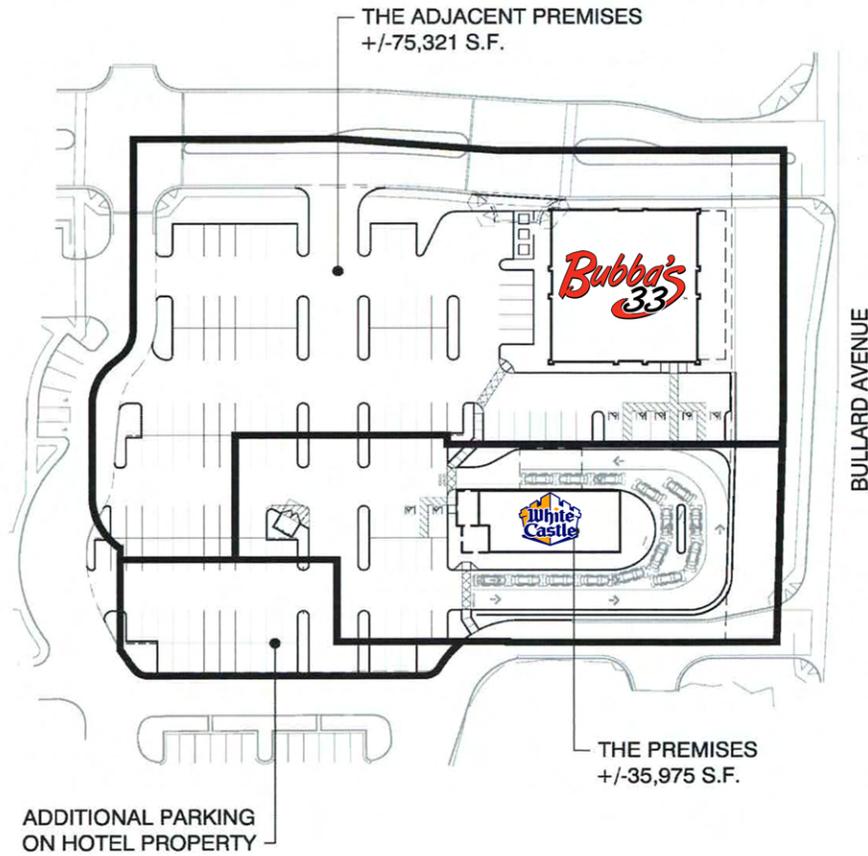
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