

INDIAN SCHOOL

Indian School Rd. & Dysart Rd.

SWC of Indian School Rd. & Dysart Rd.
Avondale, Arizona 85340



PADS AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	13,984	82,756	170,581
Projected Population Growth (2022)	15,620	91,227	189,260
Average Household Income	\$96,027	\$98,530	\$83,527
Projected Household Income (2022)	\$108,017	\$112,835	\$94,541

TRAFFIC COUNTS	
North Dysart Rd	25,000 VPD
West Indian School Rd	20,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
info@wmgraceco.com
6925 E Indian School Rd.
Scottsdale, AZ 85251
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

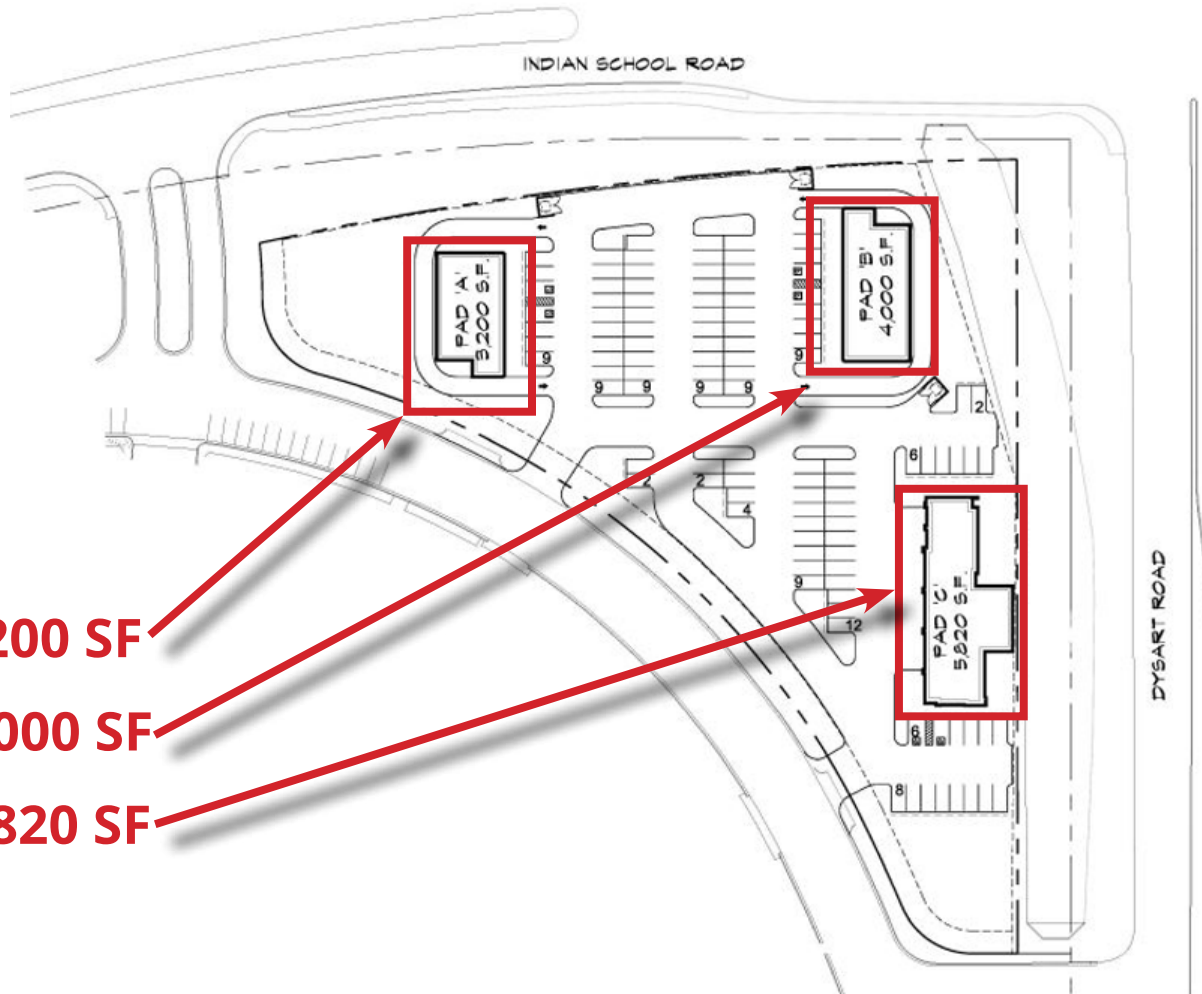
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PROPOSED SITE PLAN

AVAILABLE PADS:



PAD 'A' - 3,200 SF

PAD 'B' - 4,000 SF

PAD 'C' - 5,820 SF

NET SITE AREA - 3.06 AC
TOTAL BUILDING AREA - 13,020 SF

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BASIC SUMMARY REPORT

	1 mile	3 miles	5 miles
	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2017)	13,984	82,756	170,581
Projected Population (2022)	15,620	91,227	189,260
% Growth (2017- 2022)	2.3%	2.0%	2.2%
HOUSEHOLDS			
Households Avg	4,706	27,671	56,972
Household Size	2.5	2.9	2.6
EMPLOYMENT			
Total Employers (2017)	394	2,146	5,011
Workplace Employees (2017)	3,123	17,931	57,614
RACE			
% White	64.6%	65.5%	62.4%
% Hispanic	30.4%	31.2%	37.9%
% Black	10.6%	9.2%	9.7%
% Asian	6.5%	6.4%	5.0%
% Other	12.1%	13.1%	17.0%
White	9,032	54,211	106,365
Hispanic	4,252	25,813	64,615
Black	1,476	7,633	16,536
Asian	906	5,310	8,578
Other	1,687	10,875	29,004
HOUSING			
% Renter Occupied Housing Units	38.0%	32.3%	38.1%
% Owner Occupied Housing Units	62.0%	67.7%	61.9%
Median Home Value	\$225,827	\$224,622	\$210,262
INCOME			
Average Household Income (2017)	\$96,027	\$98,530	\$83,527
Projected Average Household Income (2022)	\$108,017	\$112,835	\$94,541
Per Capita Income (2022)	\$35,180	\$36,509	\$30,752
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	8.0%	3.7%	5.4%
% Some High School	5.0%	5.7%	7.5%
% High School	15.0%	21.8%	23.9%
% Some College	32.6%	28.8%	28.3%
% College - Associates Degree	9.7%	9.1%	8.7%
% College - Bachelors Degree	18.4%	18.3%	16.2%
% College - Masters Degree	16.4%	12.6%	10.1%
% College - Professional/Doctorate Degree	34.7%	30.9%	26.3%
AGE			
Median Age	33.0	34.2	33.2

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