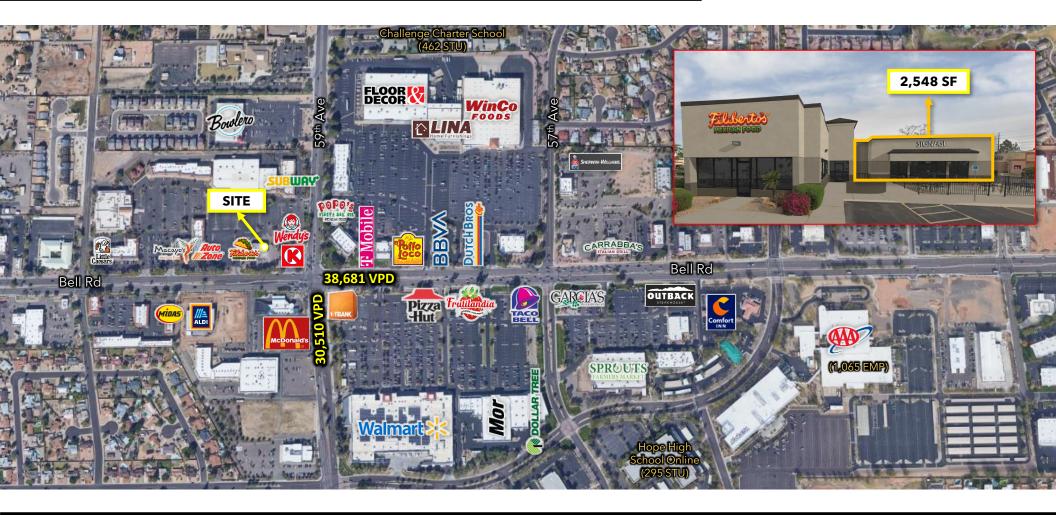
### NWC Bell Rd & 59th Ave

Glendale, Arizona

## D.L. Slaughter Company



**Available:** 

Shop Available 2.548 SF

**Traffic Counts:** 

Bell Rd: 38,681 VPD 59<sup>th</sup> Ave: 30,510 VPD

For more information please contact:

Mike Ord mike@dlslaughter.com C: 602.421.2788 4742 North 24th Street Suite 315 Phoenix, Arizona 85016

O: 602.957.3553 www.dlslaughterco.com

The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN.

8/2023

### NWC Bell Rd & 59th Ave

Glendale, Arizona

## D.L. Slaughter Company

#### **Property Highlights:**

- Bell Road frontage with high corner/intersection visibility
- Premier Arrowhead trade are
- Population over 325,152 within 3 miles!
- BIG traffic counts along Bell Rd, with ±69,191 trips per day
- Near Midwestern University, which has ±3,000 students; and less than a mile from Arizona Christian University with over 1,000 students.
- 2 miles from Banner Thunderbird Medical Center (over 500 beds), one of the largest hospitals in AZ



#### **Demographics:**

• Average Income 1 mile 3 mile 5 mile \$89,495 \$98,662 \$89,111

Population

1 mile 11,391 3 mile 107,965 5 mile 325,152 For more information please contact:

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#### **Demographic Summary Report**

# D.L. Slaughter Company

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	11,341		107,748		325,323	
2023 Estimate	11,391		107,965		325,152	
2010 Census	11,263		105,306		312,144	
Growth 2023 - 2028	-0.44%		-0.20%		0.05%	
Growth 2010 - 2023	1.14%		2.53%		4.17%	
2023 Population by Hispanic Origin	1,802		16,547		63,556	
2023 Population	11,391		107,965		325,152	
White	9,912	87.02%	91,194	84.47%	275,349	84.68%
Black	436	3.83%	4,632	4.29%	15,136	4.66%
Am. Indian & Alaskan	160	1.40%	1,666	1.54%	5,989	1.84%
Asian	479	4.21%	6,701	6.21%	16,886	5.19%
Hawaiian & Pacific Island	34	0.30%	248	0.23%	818	0.25%
Other	369	3.24%	3,525	3.26%	10,973	3.37%
U.S. Armed Forces	6		85		272	
Households						
2028 Projection	4,146		40,903		125,157	
2023 Estimate	4,155		40,956		124,918	
2010 Census	4,068		39,802		118,913	
Growth 2023 - 2028	-0.22%		-0.13%		0.19%	
Growth 2010 - 2023	2.14%		2.90%		5.05%	
Owner Occupied	3,087	74.30%	27,645	67.50%	85,625	68.54%
Renter Occupied	1,068	25.70%	13,311	32.50%	39,293	31.46%
2023 Households by HH Income	4,154		40,955		124,919	
Income: <\$25,000			5,216	12.74%	17,267	13.82%
Income: \$25,000 - \$50,000	831	20.00%	6,700	16.36%	24,612	
Income: \$50,000 - \$75,000		15.89%	6,951	16.97%	24,430	19.56%
Income: \$75,000 - \$100,000	624	15.02%	6,183	15.10%	17,738	14.20%
Income: \$100,000 - \$125,000		12.37%	5,061	12.36%	14,413	11.54%
Income: \$125,000 - \$150,000	416	10.01%	3,866	9.44%	10,168	8.14%
Income: \$150,000 - \$200,000	329	7.92%	3,839	9.37%	8,692	6.96%
Income: \$200,000+	212	5.10%	3,139	7.66%	7,599	6.08%
2023 Avg Household Income	\$89,495		\$98,662		\$89,111	
2023 Med Household Income	\$75,721		\$81,512		\$70,638	

For more information please contact:

#### **Mike Ord**

8/8/2023

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