

NWC Kortsen Rd & Peart Rd

Casa Grande, Arizona

D. L. Slaughter
Company

JOIN DOLLAR GENERAL



For more information please contact:

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Available:

Land - 1.44 AC PAD

Traffic Counts:

Peart Rd: ± 10,244 VPD
Kortsen Rd: ± 9,927 VPD



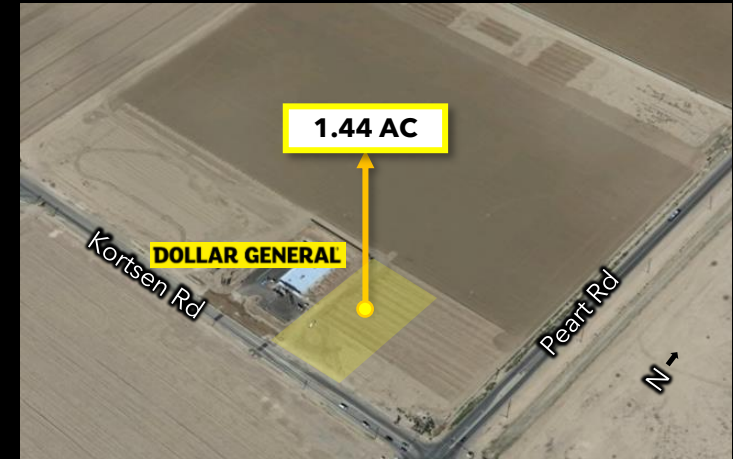
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Property Highlights:

- Pad is strategically situated in the middle of the hot, north Casa Grande trade area.
- Next to the hard corner of busy Kortsen & Peart major section line intersection.
- Dollar General, was complete in March 2022.
- Casa Grande sits equidistant between the Phoenix and Tucson metroplexes. A logical next step for Phoenix or Tucson expansion strategies.
- Lucid Motors 500 Acre plant under construction in trade area, fueling the Casa Grande housing boom.
- Housing starts at record paces in Casa Grande coming out of the pandemic.
- Nearby Panda Express, Burger King, Barro's Pizza, all boasting top-of-chain-like sales numbers.
- Strong, underserved trade area!
- 360 multi-family units coming soon adjacent to site!



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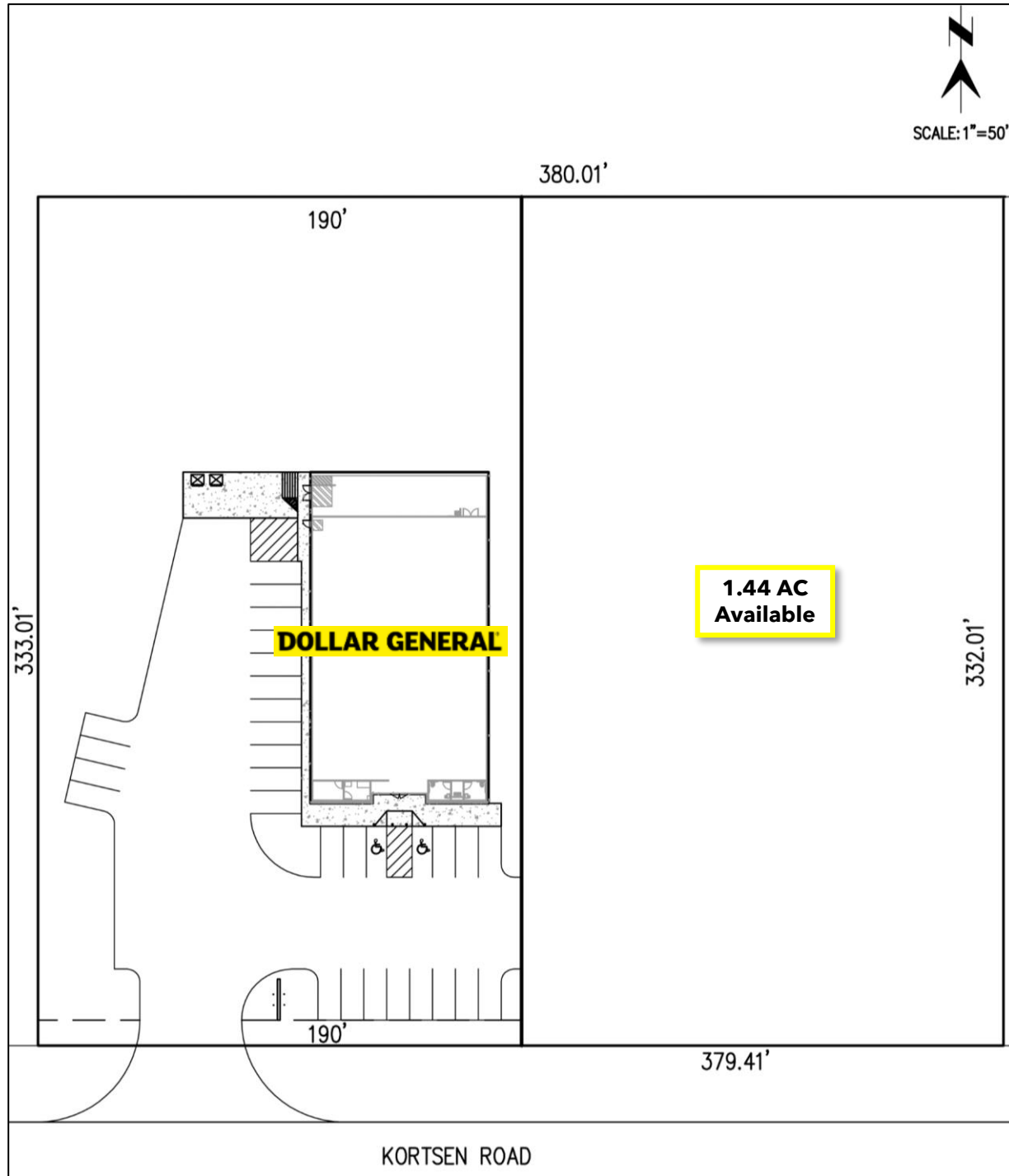
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Demographics:

• Average Income	1 mile \$81,038	3 mile \$75,256	5 mile \$78,416
• Population	1 mile 7,821	3 mile 46,975	5 mile 59,949

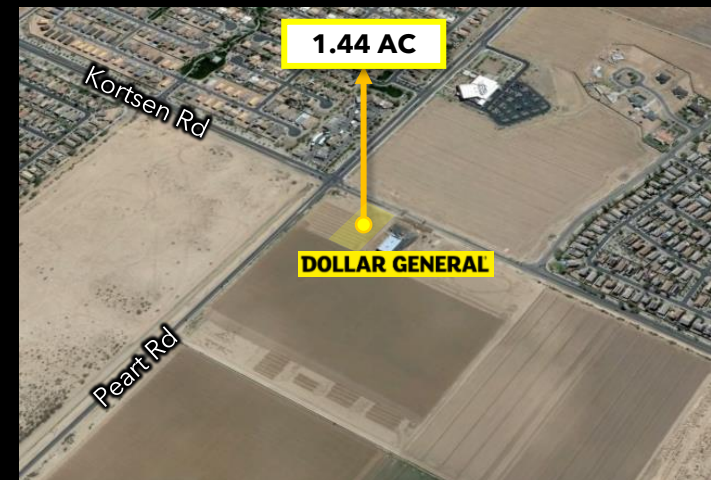




Demographic Summary Report

D. L. Slaughter Company

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,151		47,224		60,512	
2023 Estimate	7,821		46,975		59,949	
2010 Census	5,143		41,292		51,138	
Growth 2023 - 2028	4.22%		0.53%		0.94%	
Growth 2010 - 2023	52.07%		13.76%		17.23%	
2023 Population by Hispanic Origin	3,299		21,290		26,371	
2023 Population	7,821		46,975		59,949	
White	6,305	80.62%	37,253	79.30%	48,194	80.39%
Black	491	6.28%	2,793	5.95%	3,337	5.57%
Am. Indian & Alaskan	391	5.00%	3,929	8.36%	4,751	7.93%
Asian	277	3.54%	1,024	2.18%	1,278	2.13%
Hawaiian & Pacific Island	16	0.20%	104	0.22%	150	0.25%
Other	341	4.36%	1,873	3.99%	2,239	3.73%
U.S. Armed Forces	0		38		38	
Households						
2028 Projection	2,738		16,998		21,878	
2023 Estimate	2,631		16,897		21,647	
2010 Census	1,747		14,931		18,495	
Growth 2023 - 2028	4.07%		0.60%		1.07%	
Growth 2010 - 2023	50.60%		13.17%		17.04%	
Owner Occupied	1,891	71.87%	11,090	65.63%	14,912	68.89%
Renter Occupied	740	28.13%	5,807	34.37%	6,735	31.11%
2023 Households by HH Income						
Income: <\$25,000	228	8.66%	3,036	17.97%	3,619	16.72%
Income: \$25,000 - \$50,000	628	23.86%	4,225	25.01%	5,188	23.96%
Income: \$50,000 - \$75,000	535	20.33%	3,644	21.57%	4,661	21.53%
Income: \$75,000 - \$100,000	462	17.55%	2,028	12.00%	2,611	12.06%
Income: \$100,000 - \$125,000	345	13.11%	1,525	9.03%	2,210	10.21%
Income: \$125,000 - \$150,000	212	8.05%	826	4.89%	1,181	5.46%
Income: \$150,000 - \$200,000	200	7.60%	919	5.44%	1,197	5.53%
Income: \$200,000+	22	0.84%	692	4.10%	982	4.54%
2023 Avg Household Income	\$81,038		\$75,256		\$78,416	
2023 Med Household Income	\$72,437		\$57,605		\$60,171	



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