

Southern & Miller

SWC Southern Avenue & Miller Road, Buckeye, Arizona



Retail Pads & Land Available

PROPERTY INFORMATION

- ▶ Approximately 10.14 acres available for sale, lease or build-to-suit.
- ▶ Rear parcel ideal for office or medical office use.
- ▶ Over 1,500 additional homes planned within a one mile radius of the site.
- ▶ Site is the first major retail intersection off the freeway.
- ▶ All area traffic exits onto Miller Road.
- ▶ Located on the 'going home' side of Miller Road, 1.5 miles north of downtown Buckeye, AZ.
- ▶ Population expected to exceed 75,000 in the near term.



INTERESTED?

For additional information please contact:

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Armstrong Development Properties

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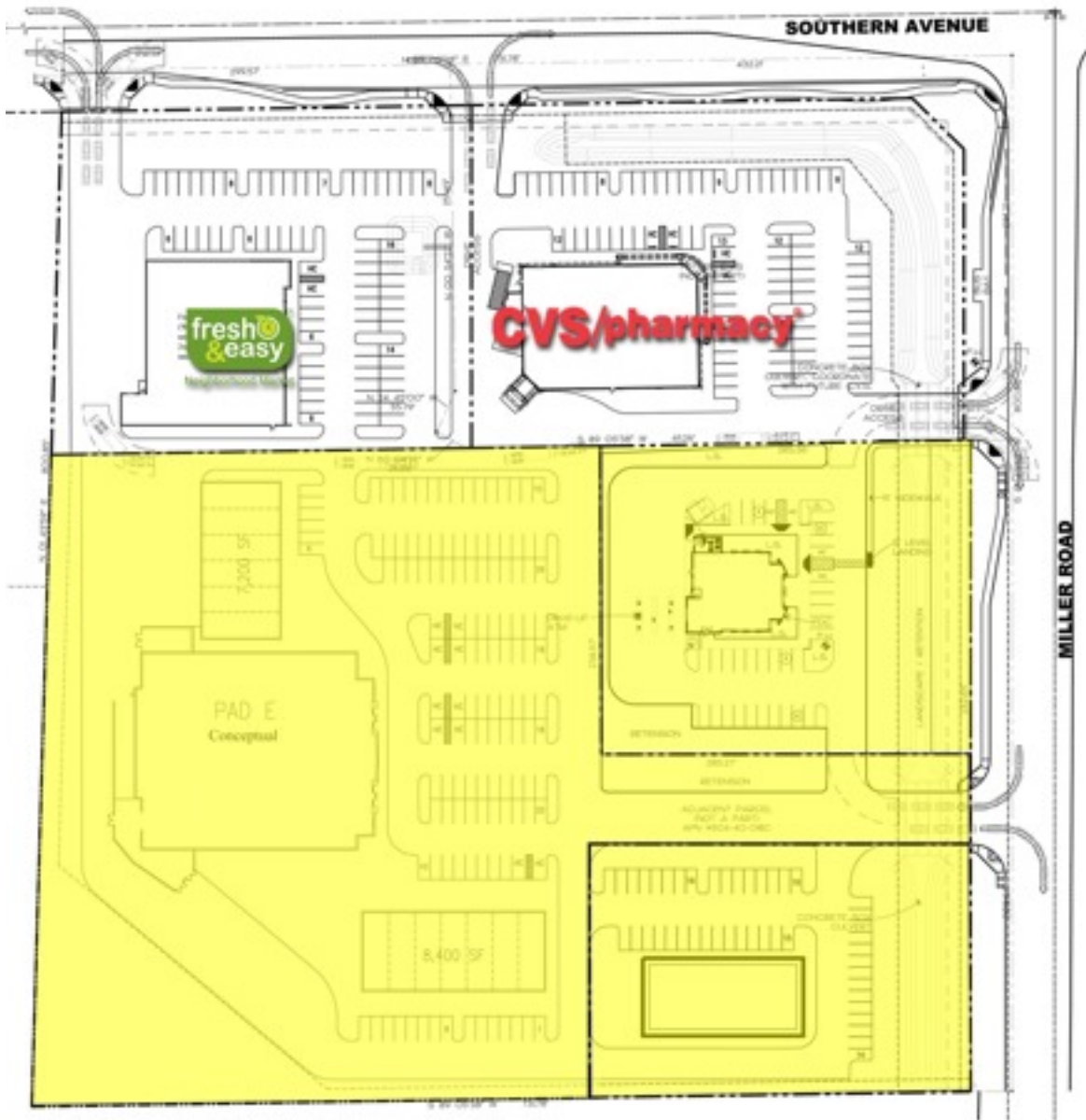
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armstrongdev.com



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PROPERTIES, INC.**

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	POPULATION (2011)	POPULATION (2016)	EST. MEDIAN AGE	EST. AVERAGE AGE	
1 MILE	4,261	5,019	30.60	33.20	1 MILE
3 MILES	19,980	23,091	31.00	32.90	3 MILES
5 MILES	32,056	37,097	31.24	33.30	5 MILES
	MED. H.H. INCOME	AVG. H.H. INCOME	TRAFFIC COUNTS	2009	
1 MILE	\$45,461	\$57,730	Miller Road	11,081	CHEVRON
3 MILES	\$44,060	\$56,359	Southern Avenue	4,748	CHEVRON
5 MILES	\$48,638	\$62,851			

All information furnished regarding properties for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted to errors, omissions, change of price, lease, sale or other conditions, or withdrawal without notice.



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