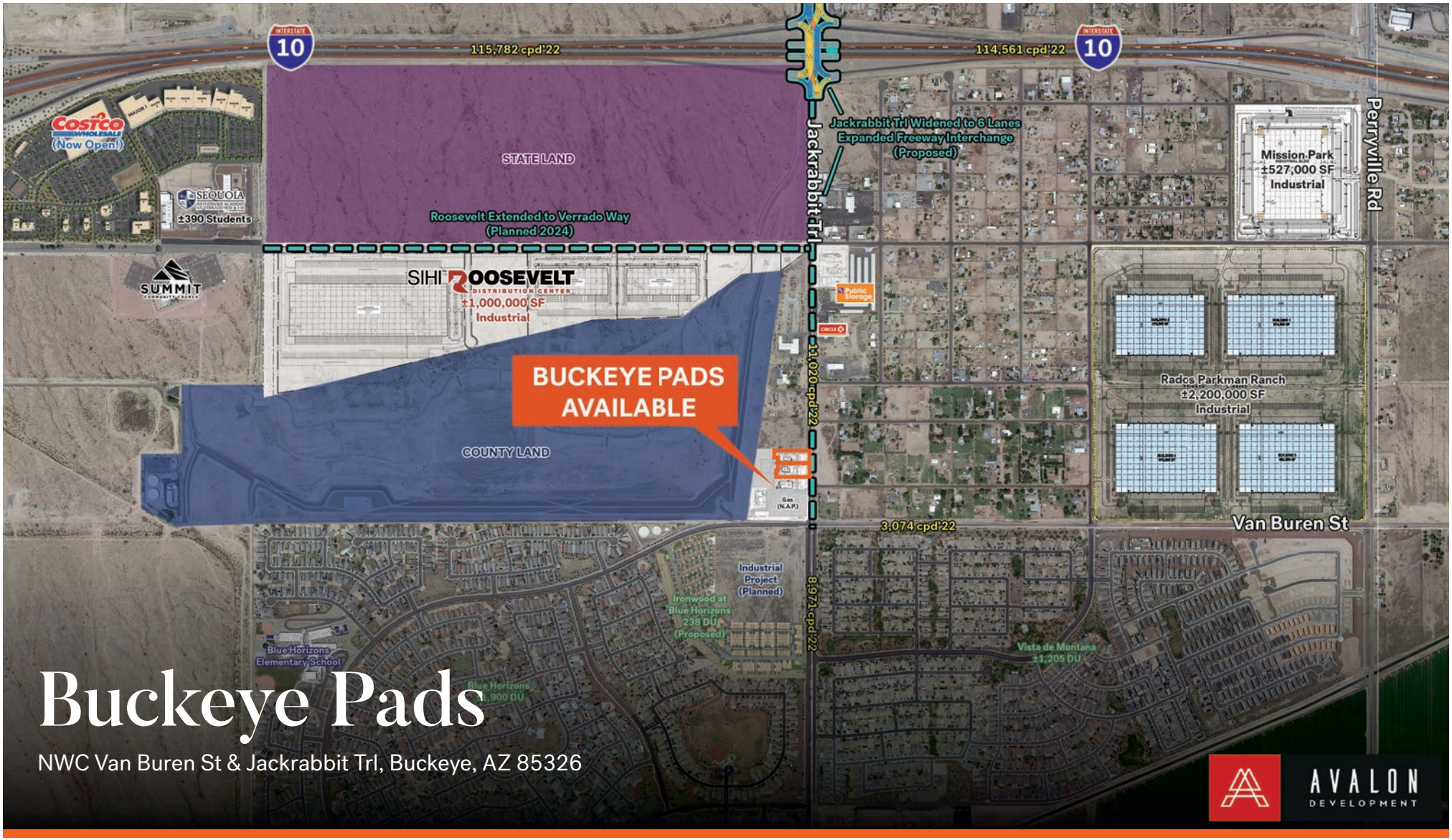
FOR GROUND LEASE, LEASE, OR BUILD-TO-SUIT



Buckeye Pads

NWC Van Buren St & Jackrabbit Trl, Buckeye, AZ 85326

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Southwest Edge
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016
602.774.3636 | edge-re.com

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LOCATION

NWC Van Buren St & Jackrabbit Trl
Buckeye, AZ 85326

SIZE

±2,450 sf - Lot 3A (Proposed)
±2,300 sf - Lot 3B (Proposed)

ZONING

Commercial (CC, Buckeye)

TRAFFIC COUNTS

11,020 CPD	3,074 CPD
Jackrabbit Trl	Van Buren St

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	8,464	47,938	126,930
POPULATION CHANGE(2020-2025)	+33.67%	+26.79%	+27.94%
MED HH INCOME	$101,388	$107,132	$107,719

PROPERTY INFORMATION

- 1 Mile on "going home side" from Interstate 10 Freeway
- Median Household Income over $100k in 3 Miles
- Drive Thru PAD opportunities
- Future Signalized Intersection

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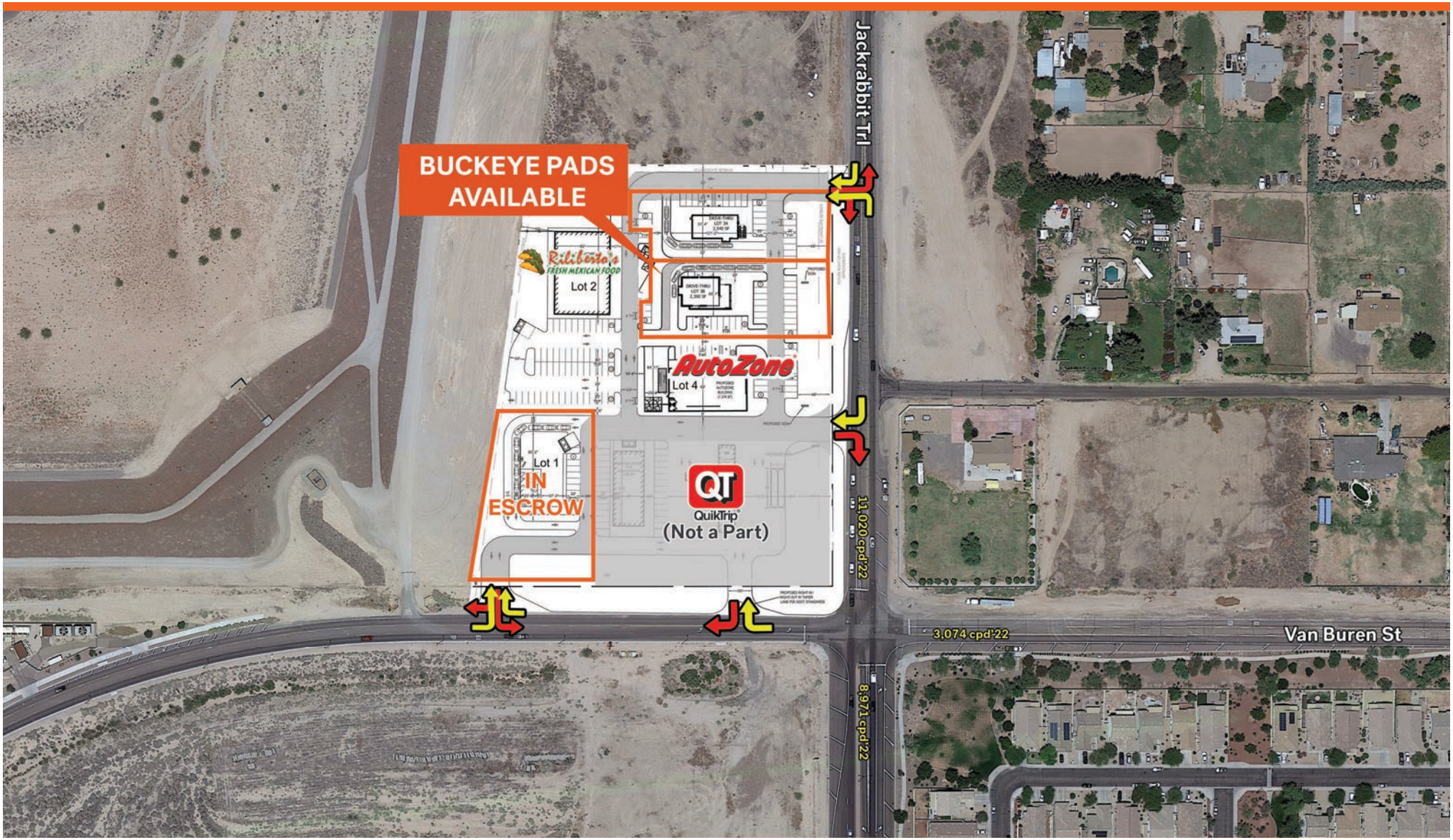

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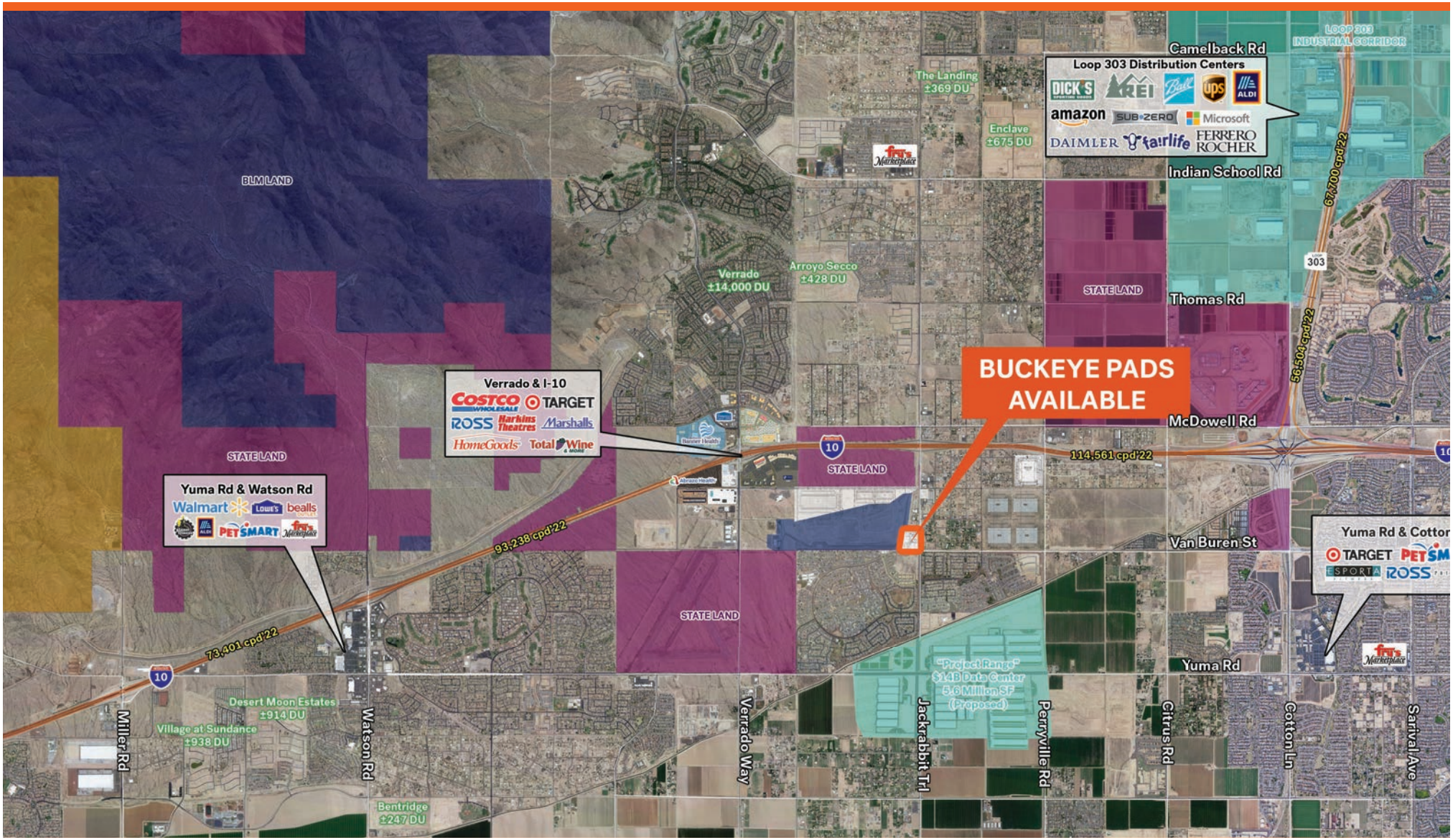

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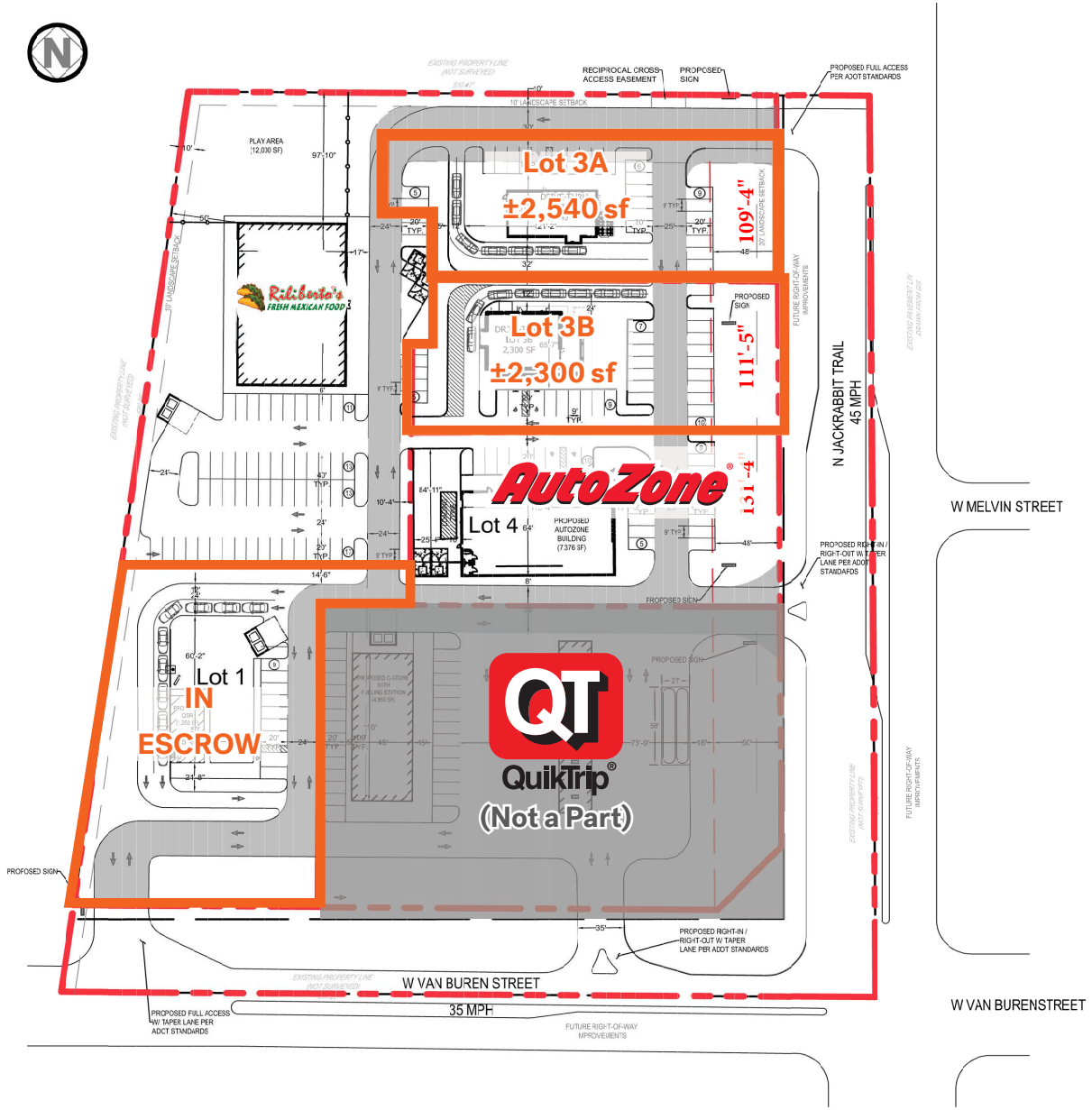

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