NEC McKellips & Stapley

Mesa, Arizona





Demographics:

Average Inco	ome		
1 mile	3 miles	5 miles	
\$93,134	\$73,415	\$67,911	
 Population 			۵
1 mile	3 miles	5 miles	-
11,728	109,401	260,163	

Available:

Land

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5/2020

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.

NEC McKellips & Stapley

Mesa, Arizona



Property Highlights:

- 2.16 Acre, commercially zoned PAD across from busy Fry's Marketplace
- Less than 5-minute drive from Falcon Field employment area (5,000+ employees)
- Site has approximately 280 feet of McKellips Rd frontage
- Strong neighborhood site less than a mile from Loop 202
- 10 schools, K-12 located within 3 miles of site
- Average household income within 1 mile is over \$93,000



For more information please contact:

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Demographic Summary Report

a. b			e
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	12,325	118,146	279,888
2020 Estimate	11,728	109,401	260,163
2010 Census	11,867	91,653	224,381
Growth 2020 - 2025	5.09%	7.99%	7.58%
Growth 2010 - 2020	-1.17%	19.36%	15.95%
2020 Population by Hispanic Origin	2,157	36,300	98,944
2020 Population	11,728	109,401	260,163
White	10,292 87.76%	93,049 85.05%	220,770 84.86%
Black	344 2.93%	4,969 4.54%	11,493 4.42%
Am. Indian & Alaskan	451 3.85%	5,904 5.40%	14,316 5.50%
Asian	292 2.49%	1,915 1.75%	4,629 1.78%
Hawaiian & Pacific Island	29 0.25%	529 0.48%	1,466 0.56%
Other	319 2.72%	3,034 2.77%	7,488 2.88%
U.S. Armed Forces	13	33	130
Households			
2025 Projection	4,263	41,499	99,152
2020 Estimate	4,070	38,425	92,219
2010 Census	4,189	32,046	79,539
Growth 2020 - 2025	4.74%	8.00%	7.52%
Growth 2010 - 2020	-2.84%	19.91%	15.94%
Owner Occupied	2,923 71.82%	21,218 55.22%	51,925 56.31%
Renter Occupied	1,148 28.21%	17,207 44.78%	40,295 43.69%
-			
2020 Households by HH Income	4,071	38,425	92,221
Income: <\$25,000	422 10.37%	8,478 22.06%	20,935 22.70%
Income: \$25,000 - \$50,000	899 22.08%	10,100 26.28%	24,917 27.02%
Income: \$50,000 - \$75,000	629 15.45%	6,293 16.38%	17,642 19.13%
Income: \$75,000 - \$100,000	675 16.58%	4,812 12.52%	11,257 12.21%
Income: \$100,000 - \$125,000	497 12.21%	3,124 8.13%	6,822 7.40%
Income: \$125,000 - \$150,000	296 7.27%	1,725 4.49%	3,434 3.72%
Income: \$150,000 - \$200,000	425 10.44%	2,103 5.47%	3,840 4.16%
Income: \$200,000+	228 5.60%	1,790 4.66%	3,374 3.66%
2020 Avg Household Income	\$93,134	\$73,415	\$67,911

\$78,167

\$52,108

2020 Med Household Income

D.L. Slaughter Company

\$50,299