

# INDIAN SCHOOL

Indian School Rd. & Dysart Rd.

SWC of Indian School Rd. & Dysart Rd.  
Avondale, Arizona 85340



**PADS AVAILABLE:**  
**2,500 SF**  
**4,000 SF**  
**6,000 SF**

## PROPERTY DETAILS:

- Prominent neighborhood intersection servicing the Litchfield Park trade area
- Excellent visibility on both Indian School and Dysart Roads
- Strong incomes in 1-5 mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	14,187	86,081	176,328
Projected Population Growth (2022)	15,620	91,227	189,260
Average Household Income	\$96,027	\$98,530	\$83,527
Projected Household Income (2022)	\$108,017	\$112,835	\$94,541

## TRAFFIC COUNTS (CITY OF AVONDALE 2017)

North Dysart Rd	25,960 VPD
West Indian School Rd	22,900 VPD

## MORE INFORMATION:



W.M. GRACE COMPANIES  
SINCE 1966

(602) 956-8254  
 info@wmgraceco.com  
 6925 E Indian School Rd.  
 Scottsdale, AZ 85251  
 www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

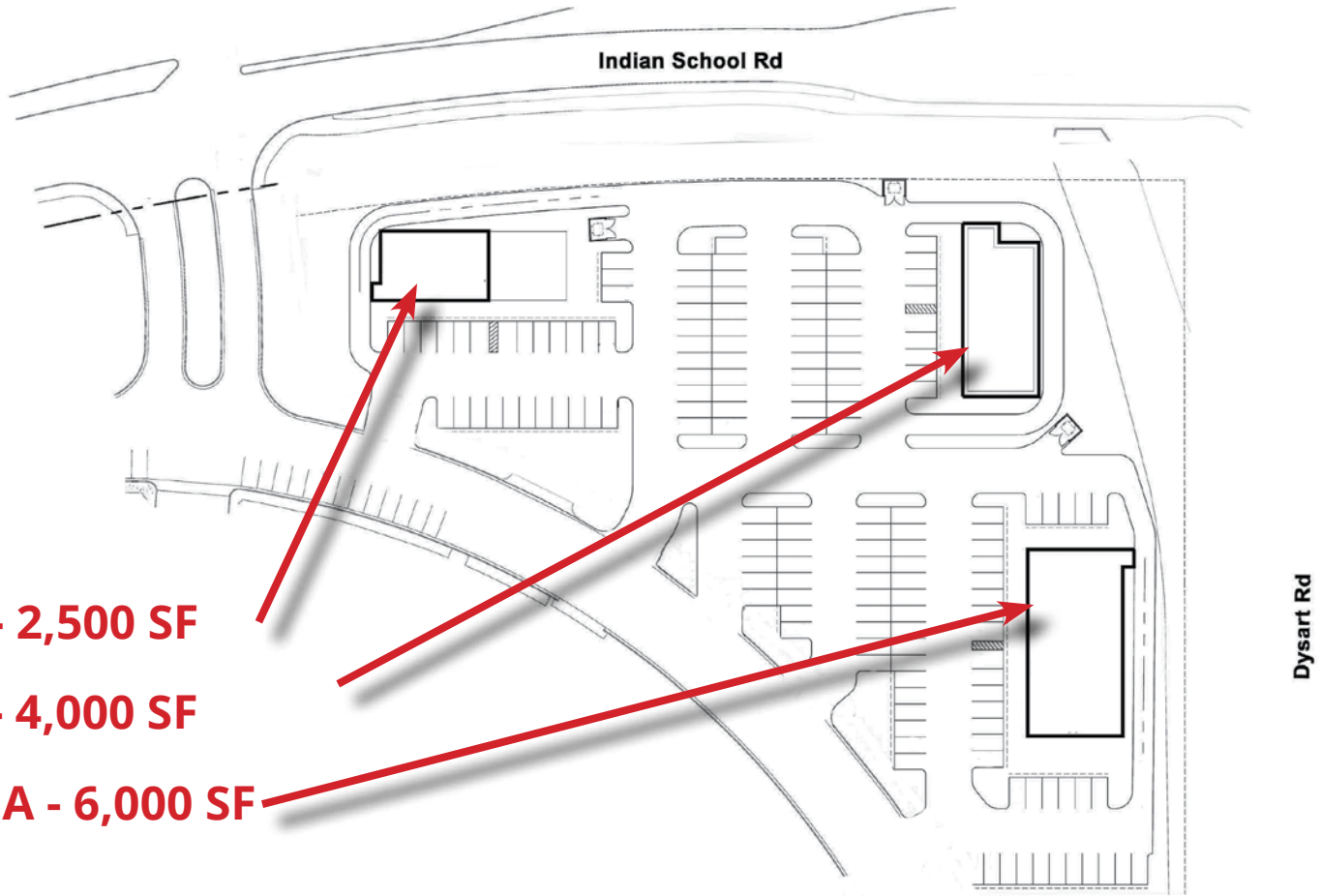
# INDIAN SCHOOL

Indian School Rd. & Dysart Rd.

SWC of Indian School Rd. & Dysart Rd.  
Avondale, Arizona 85340

## PROPOSED SITE PLAN

### AVAILABLE PADS:



**PAD A - 2,500 SF**

**PAD B - 4,000 SF**

**SHOPS A - 6,000 SF**

**NET SITE AREA - 3.06 AC**  
**TOTAL BUILDING AREA - 13,020 SF**

### MORE INFORMATION:



**W.M. GRACE COMPANIES**  
SINCE 1966

**(602) 956-8254**  
**info@wmgraceco.com**  
**6925 E Indian School Rd.**  
**Scottsdale, AZ 85251**  
**www.wmgraceco.com**

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# INDIAN SCHOOL

Indian School Rd. & Dysart Rd.

SWC of Indian School Rd. & Dysart Rd.  
Avondale, Arizona 85340

## BASIC SUMMARY REPORT

	1 mile	3 miles	5 miles
	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
<b>POPULATION</b>			
Population (2018)	14,187	86,081	176,328
Projected Population (2022)	15,620	91,227	189,260
% Growth (2017- 2022)	2.3%	2.0%	2.2%
<b>HOUSEHOLDS</b>			
Households Avg	4,706	27,671	56,972
Household Size	2.5	2.9	2.6
<b>EMPLOYMENT</b>			
Total Employers (2017)	394	2,146	5,011
Workplace Employees (2017)	3,123	17,931	57,614
<b>RACE</b>			
% White	64.6%	65.5%	62.4%
% Hispanic	30.4%	31.2%	37.9%
% Black	10.6%	9.2%	9.7%
% Asian	6.5%	6.4%	5.0%
% Other	12.1%	13.1%	17.0%
White	9,032	54,211	106,365
Hispanic	4,252	25,813	64,615
Black	1,476	7,633	16,536
Asian	906	5,310	8,578
Other	1,687	10,875	29,004
<b>HOUSING</b>			
% Renter Occupied Housing Units	38.0%	32.3%	38.1%
% Owner Occupied Housing Units	62.0%	67.7%	61.9%
Median Home Value	\$225,827	\$224,622	\$210,262
<b>INCOME</b>			
Average Household Income (2018)	\$97,639	\$92,704	\$81,683
Projected Average Household Income (2022)	\$108,017	\$112,835	\$94,541
Per Capita Income (2022)	\$35,180	\$36,509	\$30,752
<b>COLLEGE EDUCATION (Age 25+)</b>			
% < 9th Grade	8.0%	3.7%	5.4%
% Some High School	5.0%	5.7%	7.5%
% High School	15.0%	21.8%	23.9%
% Some College	32.6%	28.8%	28.3%
% College - Associates Degree	9.7%	9.1%	8.7%
% College - Bachelors Degree	18.4%	18.3%	16.2%
% College - Masters Degree	16.4%	12.6%	10.1%
% College - Professional/Doctorate Degree	34.7%	30.9%	26.3%
<b>AGE</b>			
Median Age	33.0	34.2	33.2

## MORE INFORMATION:



W.M. GRACE COMPANIES  
SINCE 1966

(602) 956-8254  
info@wmgraceco.com  
6925 E Indian School Rd.  
Scottsdale, AZ 85251  
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.