

# INDIAN SCHOOL

## Indian School Rd. & Dysart Rd.

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



### 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)	17,187	96,081	181,328
Projected Population Growth (2022)	18,620	99,227	189,260
Average Household Income	\$96,027	\$98,530	\$83,527
Projected Household Income (2022)	\$108,017	\$112,835	\$94,541

**PADS AVAILABLE:**  
**2,500 SF DRIVE-THRU**  
**4,000 SF DRIVE-THRU**  
**6,000 SF DRIVE-THRU**

### TRAFFIC COUNTS (CITY OF AVONDALE 2018)

North Dysart Rd	28,960 VPD
West Indian School Rd	25,900 VPD

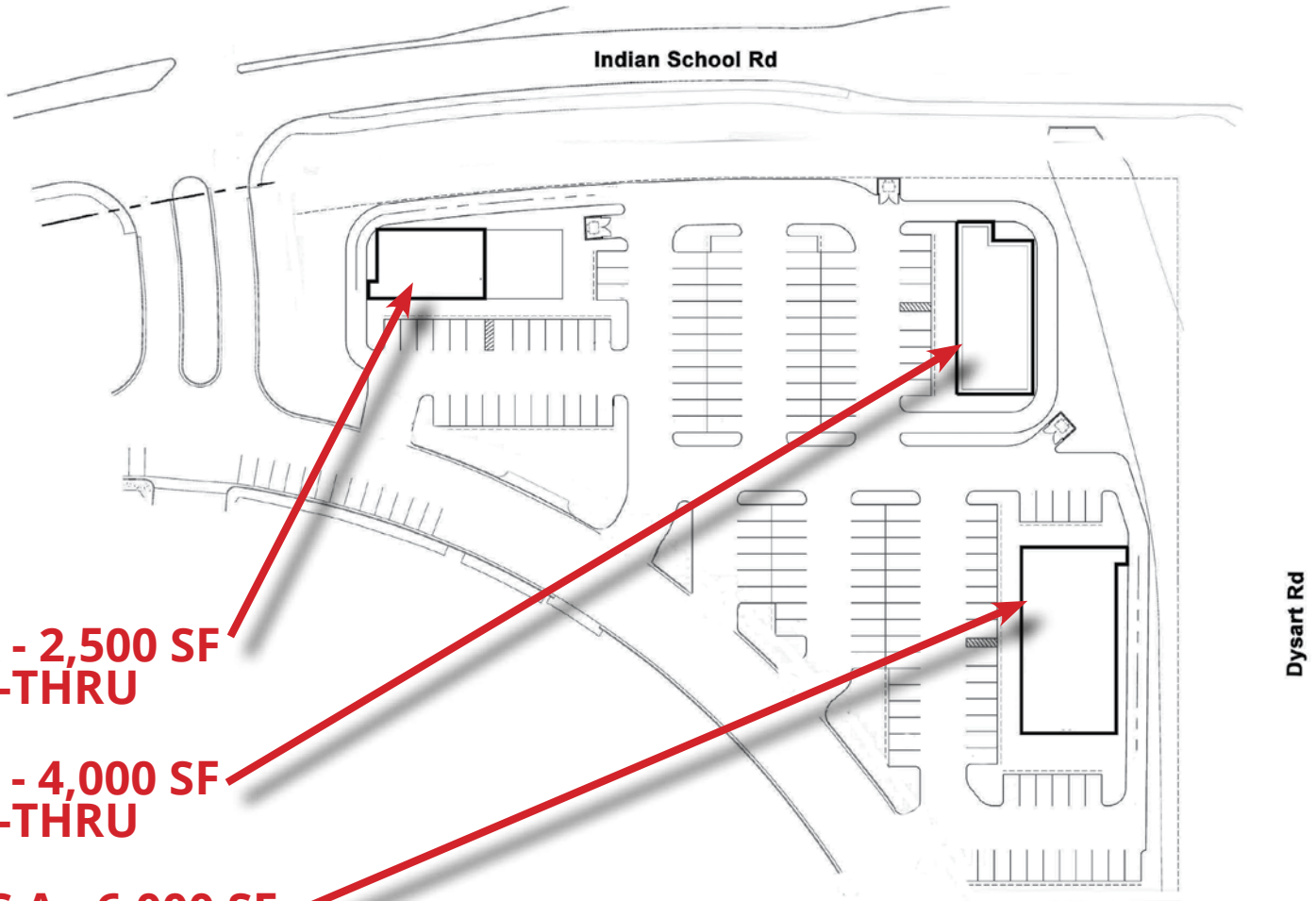


**W.M. GRACE COMPANIES**  
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
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**PROPOSED SITE PLAN**  
**AVAILABLE PADS:**



**PAD A - 2,500 SF**  
**DRIVE-THRU**

**PAD B - 4,000 SF**  
**DRIVE-THRU**

**SHOPS A - 6,000 SF**  
**DRIVE-THRU**

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



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## 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)	17,187	96,081	181,328
Projected Population (2022)	15,620	91,227	189,260
% Growth (2018- 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



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