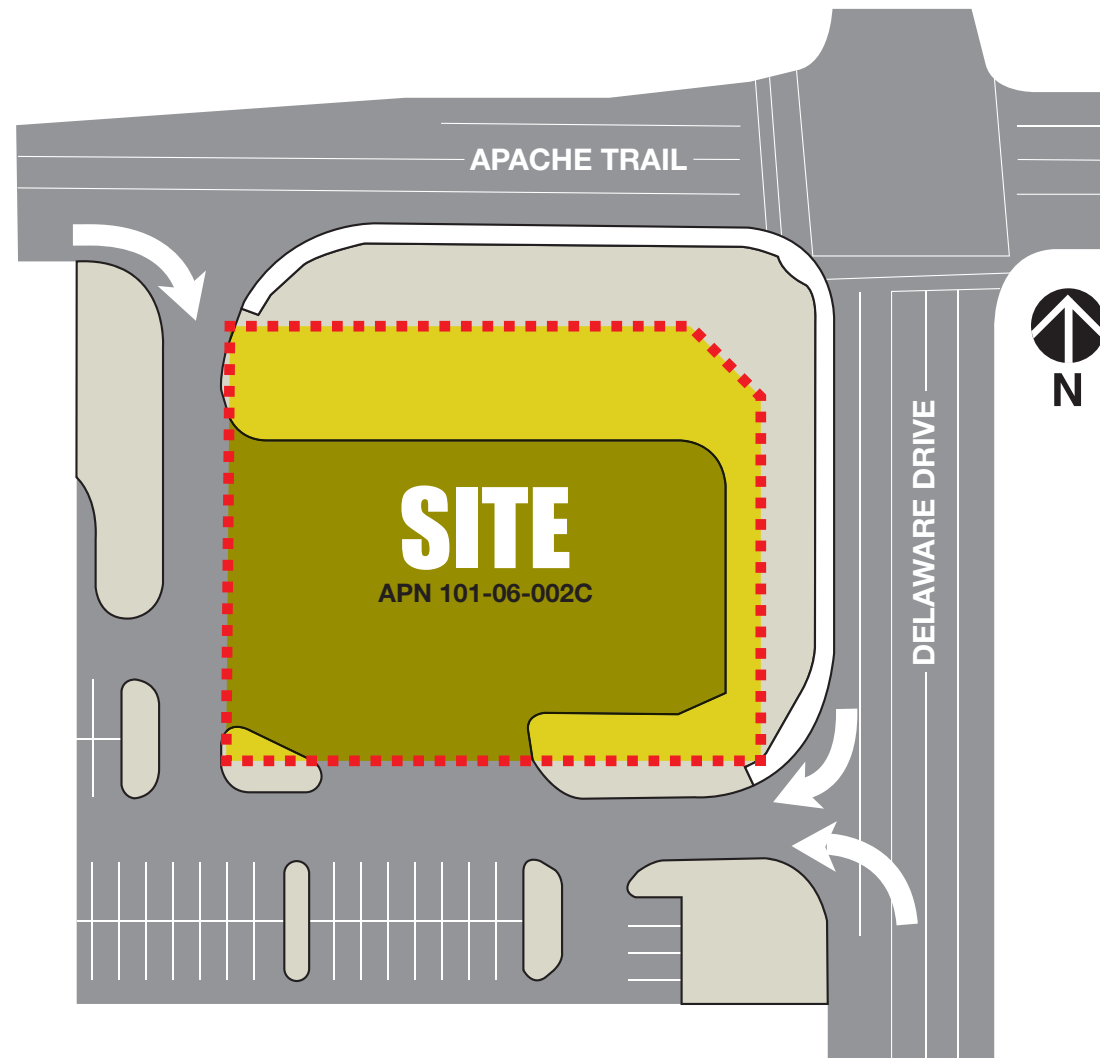


Southwest Corner of Apache Trail and Delaware Drive | Apache Junction, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles	5 Miles
Estimated Population (2019)	13,722	43,840	71,521	148,266
Projected Population (2024)	15,891	50,084	81,332	165,965
Estimated Avg. Household Income (2019)	\$46,879	\$57,574	\$60,588	\$72,410
Projected Avg. Household Income (2024)	\$51,518	\$63,557	\$67,065	\$80,594
Average Household Size (2019)	2.15	2.32	2.39	2.47
Total Daytime Employees (2019)	3,517	7,920	12,487	21,556
Median Age (2019)	49.6	46.6	45.6	44.2

TRAFFIC COUNTS (2019, City of Apache Junction)

Apache Trail	23,605 VPD
Delaware Drive	7,494 VPD
Total Cars per Day	31,099 VPD



DE RITO PARTNERS, INC.

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information in contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

HARD CORNER PAD IN FRONT OF Walmart

Southwest Corner of Apache Trail and Delaware Drive | Apache Junction, Arizona

CORNER PAD AT TRAFFIC SIGNAL | 28,400 SQUARE FEET | GROUND LEASE OR BUILD-TO-SUIT



For further information contact:

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PROJECT HIGHLIGHTS

- Dynamic Apache Junction trade area
- Outstanding visibility and access right on Apache Trail
- In front of very busy Walmart
- Directly between Loop 202 Freeway and new Fry's Marketplace at Idaho Road and Apache Trail
- Excellent location for Coffee/Sandwich/Mexican Food user

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BOYS & GIRLS CLUBS OF AMERICA

Tepee Street

Superstition Boulevard

Apache Trail

Broadway Avenue

16th Avenue

Signal Butte Road

Meridian Road

Ironwood Drive

Idaho Road

Dewlaware Drive

SITE

