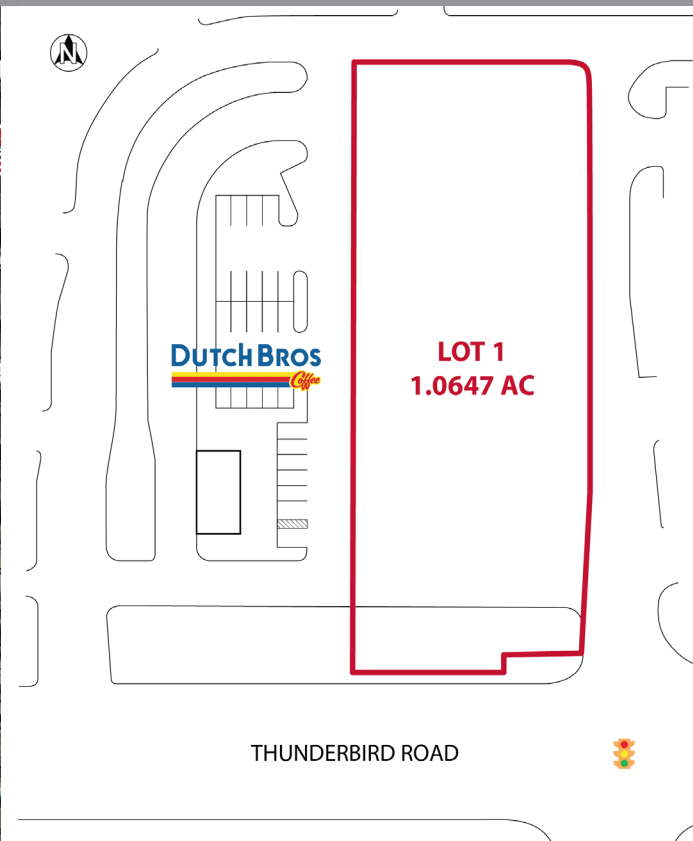


Thunderbird Commons

2810 & 2828 W. Thunderbird Rd.
Phoenix, AZ 85053
Maricopa County



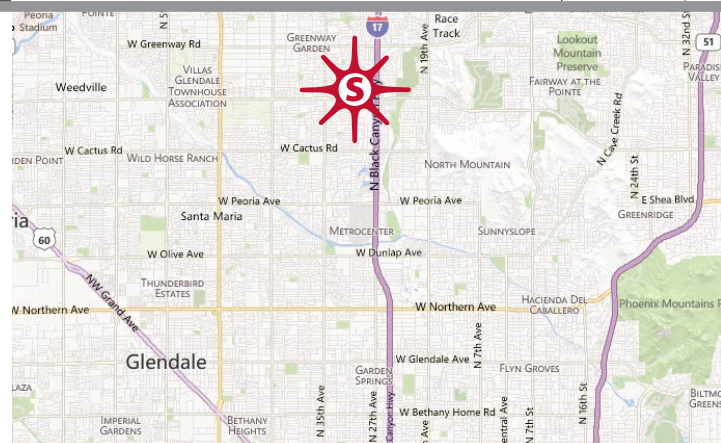
key features

- located at I-17 exit on Thunderbird Road, near Lowe's, Best Buy, and The Home Depot
- join Dutch Bros Coffee, coming soon
- ±1.0647-acre lot available for development
- daily traffic counts: 218,152 on I-17/Black Canyon Freeway and 60,106 on Thunderbird Road

demographics

	1 mile	3 miles	5 miles
population	19,575	142,683	405,914
households	7,438	54,946	161,460
avg. household income	\$98,035	\$98,917	\$102,021
daytime population	9,046	88,437	233,288

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



land for ground lease
±1.0647 acre

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