

**LAND  
AVAILABLE  
FOR SALE**  
CASA GRANDE, AZ

# 3623 N PINAL AVENUE CASA GRANDE, AZ



## PROPERTY INFORMATION

### FEATURES:

- **HARD CORNER SITE ALONG PINAL AVENUE ONE OF THE MAIN ARTERIALS IN CASA GRANDE**
- **STRONG HOUSEHOLD INCOME DEMOGRAPHICS**
- **LOCATED ±1 MILE FROM CASA GRANDE MUNICIPAL AIRPORT**
- **±2.5 MILES FROM FULL DIAMOND INTERCHANGE WITH INTERSTATE 10**
- **SIGNIFICANT DEVELOPMENT IN CASA GRANDE INCLUDING LUCID MOTORS 500 ACRE FACILITY**

### PROPERTY SIZE:

- **±1.83 ACRES (79,889 SF)**

### NEIGHBORING TENANTS:



## DEMOGRAPHICS ESRI 2021

### 2021 ESTIMATED POPULATION

1 MILE:	2,261
3 MILE:	12,811
5 MILE:	33,634

### 2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$87,595
3 MILE:	\$78,353
5 MILE:	\$77,000

### 2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON PINAL AVENUE: ±22,102 VPD  
E/W ON VAL VISTA BOULEVARD: ±6,487 VPD

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