

# FRY'S FOOD - 1575 N DYSART ROAD | AVONDALE, AZ



**ACRES:**  
±0.98

**ADDRESS:**  
1575 N DYSART RD, AVONDALE, AZ 85392

**SQUARE FEET:**  
±42,811

**SUMMARY:**

This Fry's anchored neighborhood center is located at the intersection of Dysart Road and McDowell Road with a daily traffic count of over 50,000 vehicles per day. And is located north of Interstate 10 with a daily traffic count of over 160,000 vehicles per day. The surrounding trade area boasts a population of nearly 95,000 residents and over 80,000 workers with an average annual household income more than \$80,000.

**ZONING:**  
C-2  
FAST FOOD DRIVE THROUGH



2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
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# OVERVIEW

## TRAFFIC COUNTS

**Dysart Road:** ± 36,900 VPD  
**McDowell Road:** ± 21,537 VPD  
**Total Traffic:** ± 58,437 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$85,422	\$84,817	\$85,834

### Total Population

1 Mile	3 Miles	5 Miles
9,878	94,513	157,683

### Daytime Population

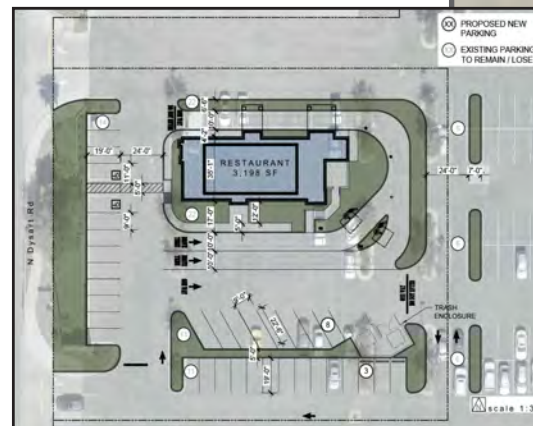
1 Mile	3 Miles	5 Miles
13,774	80,346	167,683

### Total Households

1 Mile	3 Miles	5 Miles
3,372	30,482	85,834

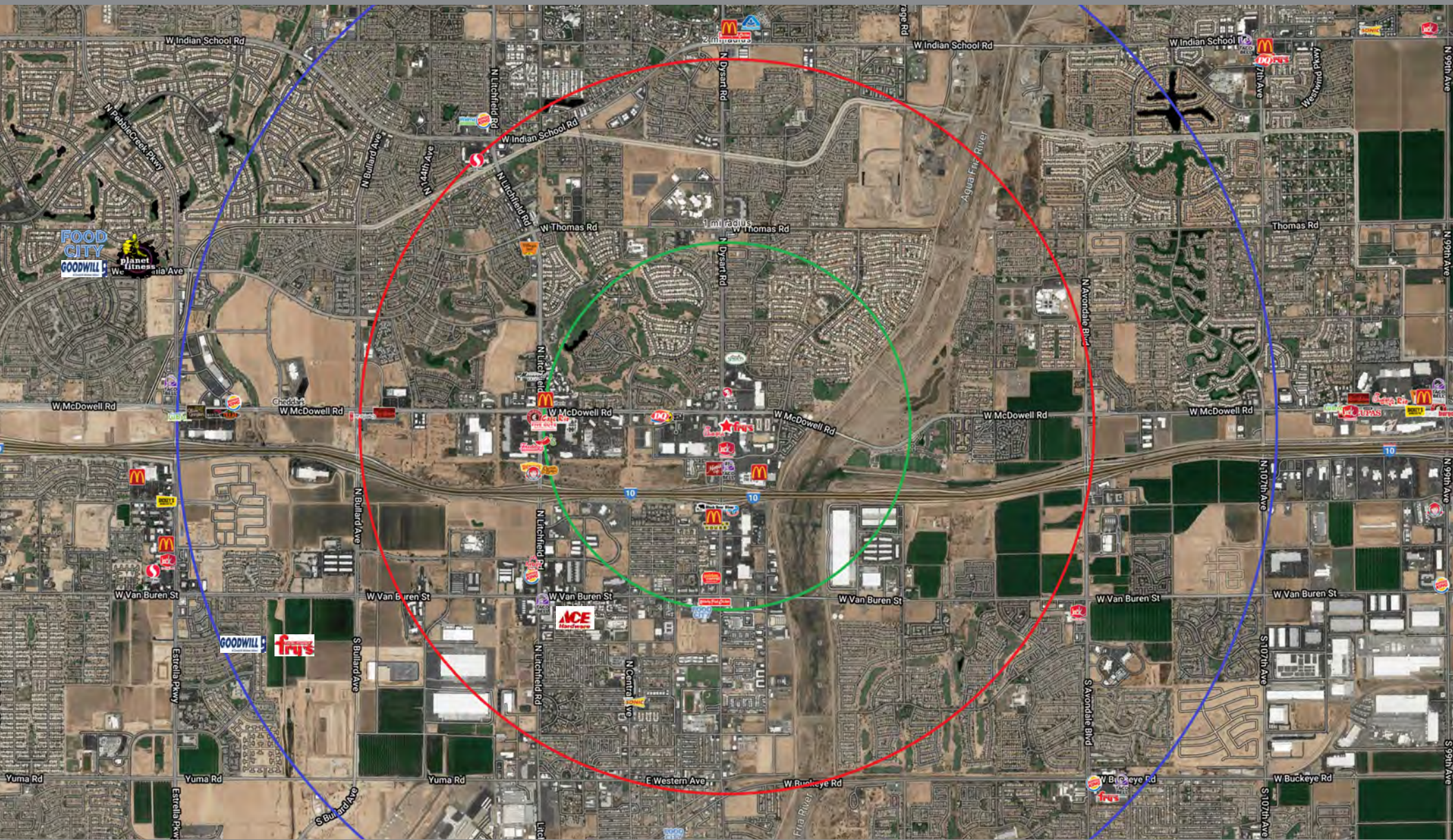
## AVAILABLE

- PAD ±42,811 SF, 0.98 AC





# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



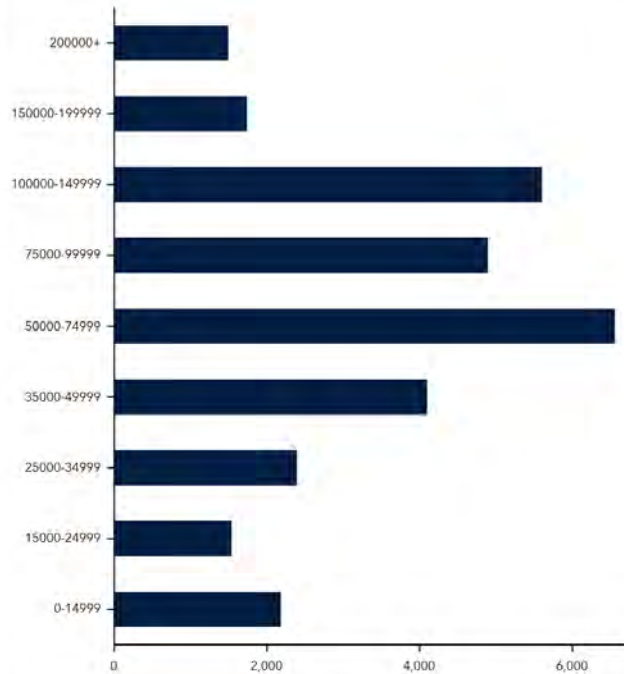
## INCOME



Company/Business Name	Direction	Distance
PANDA EXPRESS	NW	0.1
TOMO JAPANESE CUISINE	NW	0.1
DINO'S GREEK & ITALIAN GRILL	NW	0.1
JERSEY MIKE'S SUBS	NW	0.1
CHICK-FIL-A	SW	0.1
JACK IN THE BOX	SE	0.1

*Closest 6 locations*

## KEY FACTS



## Average Household Size for this area

**3.09** which is more than the average for United States.

Area	Value	0.00	4.00
This area	3.09		
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		

## EDUCATION



## EMPLOYMENT

