

Southeast Corner of 75th Avenue & Cactus Road - Peoria, Arizona



DEMOGRAPHICS (Source: SitesUSA)

| | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|----------|----------|
| Estimated Population (2019) | 19,656 | 127,703 | 346,444 |
| Projected Population (2024) | 21,209 | 138,677 | 376,122 |
| Estimated Avg. Household Income (2019) | \$89,937 | \$73,751 | \$69,329 |
| Projected Avg. Household Income (2024) | \$101,021 | \$82,183 | \$77,459 |
| Average Household Size (2019) | 2.86 | 2.56 | 2.47 |
| Total Daytime Employees (2019) | 2,211 | 44,805 | 112,589 |
| Median Age (2019) | 37.8 | 38.4 | 40.5 |

TRAFFIC COUNTS (2019 Source: SitesUSA)

| | |
|---------------------------|---------------|
| 75th Avenue | 18,714 |
| Cactus Road | 18,182 |
| Total Cars Per Day | 36,896 |



2015 Top Firm Award



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FRY'S ANCHORED CENTER 1,648 SF AVAILABLE

Southeast Corner of 75th Avenue & Cactus Road - Peoria, Arizona

LAST SUITE AVAILABLE - 1,648 SF

FOR LEASE



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PROJECT HIGHLIGHTS

- Last 1,648 SF available
- Fry's anchored center
- Notable Tenants:
 - Jack in the Box
 - Jiffy Lube
 - Papa Murphy's
 - Ace Hardware
 - Leslie's Swimming Pool Supplies
- Approximately 37,000 cars per day through intersection
- Established high density neighborhood
- Lee Lee's Grocery store on southwest corner
- Household income over \$89,000 - 1 mile

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