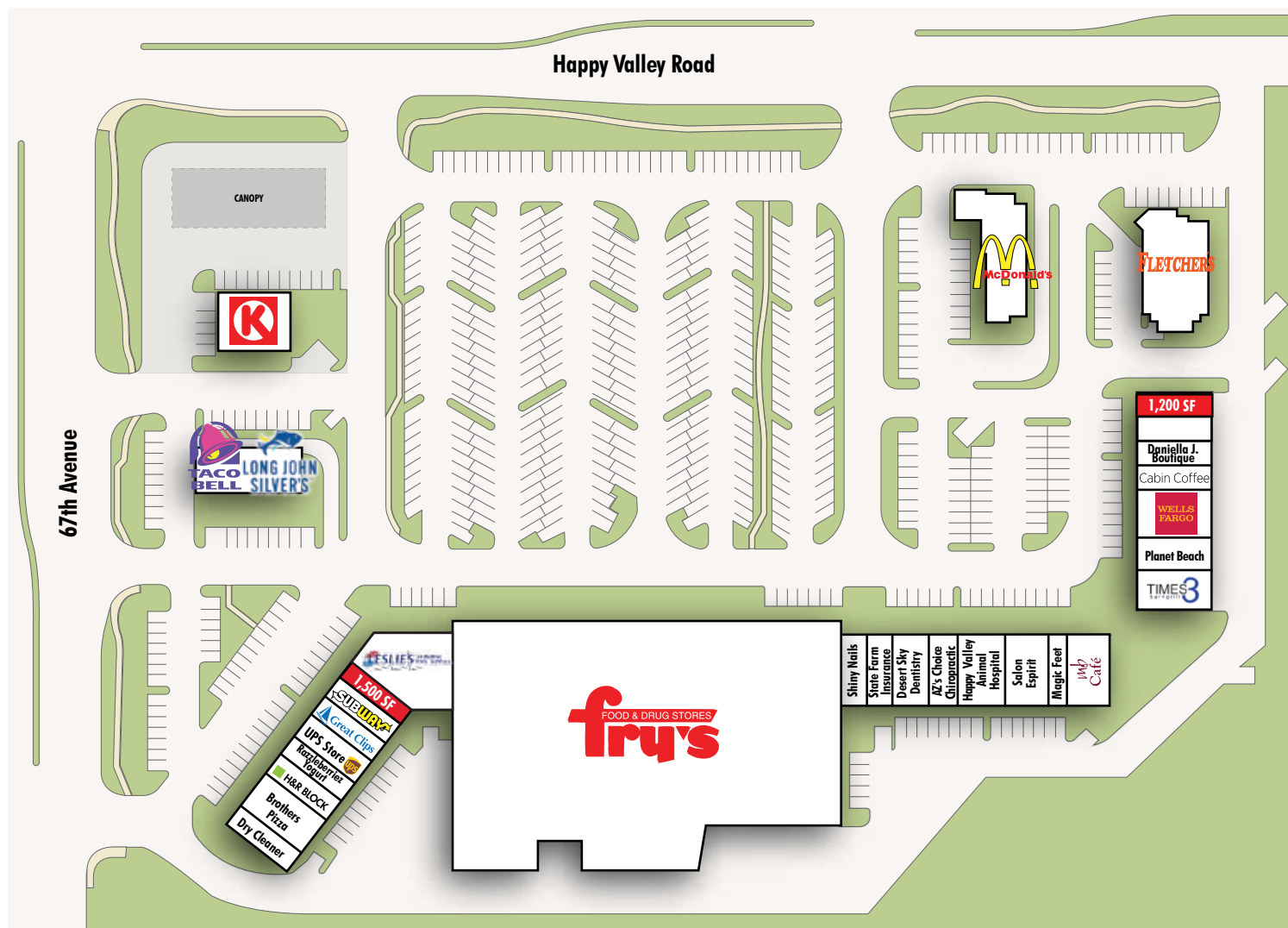


Southeast Corner of 67th Avenue & Happy Valley Road - Peoria, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	9,420	62,052	163,663
Projected Population (2025)	10,183	67,270	177,358
Estimated Avg. Household Income (2020)	\$166,562	\$147,286	\$124,242
Projected Avg. Household Income (2025)	\$205,270	\$170,099	\$143,218
Average Household Size (2020)	3.05	2.93	2.77
Total Daytime Employees (2020)	1,454	5,947	31,942
Median Age (2020)	38.2	38.9	38.4

TRAFFIC COUNTS (2020 Source: SitesUSA)

67th Avenue	34,183
Happy Valley Road	23,801
Total Cars Per Day	57,984



2015 Top Firm Award



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 it 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.

FRY'S ANCHORED SUITES AVAILABLE

Southeast Corner of 67th Avenue & Happy Valley Road - Peoria, Arizona

1,200 SF AND 1,500 SF RETAIL AVAILABLE

FOR LEASE



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PROJECT HIGHLIGHTS

- 1,200 SF and 1,520 SF available
- Anchored by **Fry's**
- **Walmart** Neighborhood Market across the street
- Newly developing area
- Average household income \$147K plus within 3 miles
- Over 57,000 cars per day
- Co-Tenancy with:

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