

# PECAN PROMENADE

TOLLESON, ARIZONA



For Lease / NEC 99th Avenue & Lower Buckeye Road

WE ARE  
THE CENTER  
OF RETAIL



[CUSHWAKERETAIL.COM](http://CUSHWAKERETAIL.COM)

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### RETAIL SPACE

1,274 SF - 10,000 SF

### RENT

Call for Rates

### NEIGHBORING TENANTS

Target, Ross, LA Fitness, Chase Bank

### COMMENTS

- High profile Target Anchored Center
- Good Daytime Traffic with LA Fitness, Target and National Soft Goods Retailers
- Close Proximity to Large Distribution Centers with Heavy Employment
- Perfect for Vitamin Shop, Pool Supply, Accountant, Home Improvements, Restaurant or Apparel



### NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS
1 Mile	13,736	\$70,740	3,608
3 Miles	67,437	\$72,579	18,515
5 Miles	190,918	\$67,874	54,464

### TRAFFIC COUNTS

- North on 99th Ave from Lower Buckeye Rd 17,000 VPD
- South on 99th Ave from Lower Buckeye Rd 10,802 VPD
- East on Lower Buckeye Rd from 99th Ave 13,887 VPD
- West on Lower Buckeye Rd from 99th Ave 9,127 VPD

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TENANT	SIZE
LA Fitness	27,564
Manhattan Pizza	2,000
Advantage Realty	4,006
FastMed	2,811
Vacant	1,400
Finish Touch Dry Cleaner	1,200
Supercuts	1,080
Hahn Tran Nails	1,600
Sally Beauty Supply	1,400
Shoe Show <i>[Available Soon]</i>	7,007
Vacant	7,007
Vacant	10,000
Dollar Tree	10,000
Ross Dress for Less	30,187
Nail Salon	2,000
Sunrise Donuts	1,370
Vacant	1,365
Barber Shop	1,365
Cali Tacos	2,730
National Vision	3,369
Wingstop	2,400
Vacant	1,800
Dickey's BBQ	2,200
Pacific Dental Services	4,474
StateFarm	1,274
Tasty Asian Kitchen	1,500
Pizza Hut	1,500
Subway	1,400
Vacant	1,600
McDaniel Vet Services	1,233
T-Mobile	1,200
Starbucks	1,776

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