

W/SWC LAKE PLEASANT PKWY & PINNACLE PEAK RD

PROPERTY INFORMATION

- Parcel Size: ±170,745 SF (±3.92 acres)
- Parcel Number: 200-10-051A (Maricopa County)
- Zoning: PAD
- Development-ready PAD
- One of the fastest growing areas in Phoenix MSA
- Site adjacent to new Peoria Police and Fire Station
- Call for pricing

2019 DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
ESTIMATED POPULATION	6,986	64,111	166,068
2024 PROJECTED POP.	7,972	71,312	180,469
AVERAGE HOUSEHOLD INCOME	\$115,892	\$108,047	\$98,677
ESTIMATED MEDIAN AGE	35.6	41.0	47.8

SOURCE: Esri 2019

TRAFFIC COUNTS	
LAKE PLEASANT PRKWY	24,409 VPD
PINNACLE PEAK ROAD	1,434 VPD

SOURCE: City of Peoria 2017

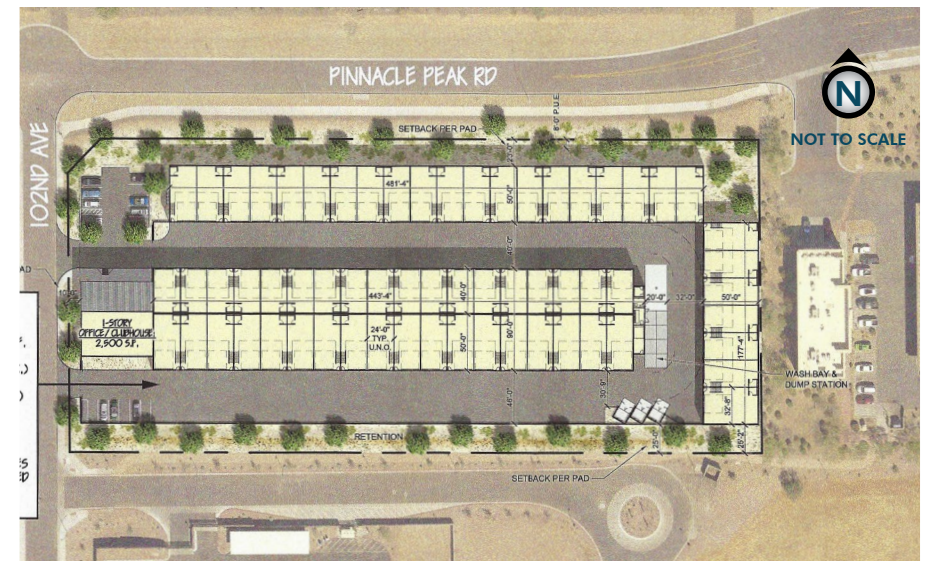
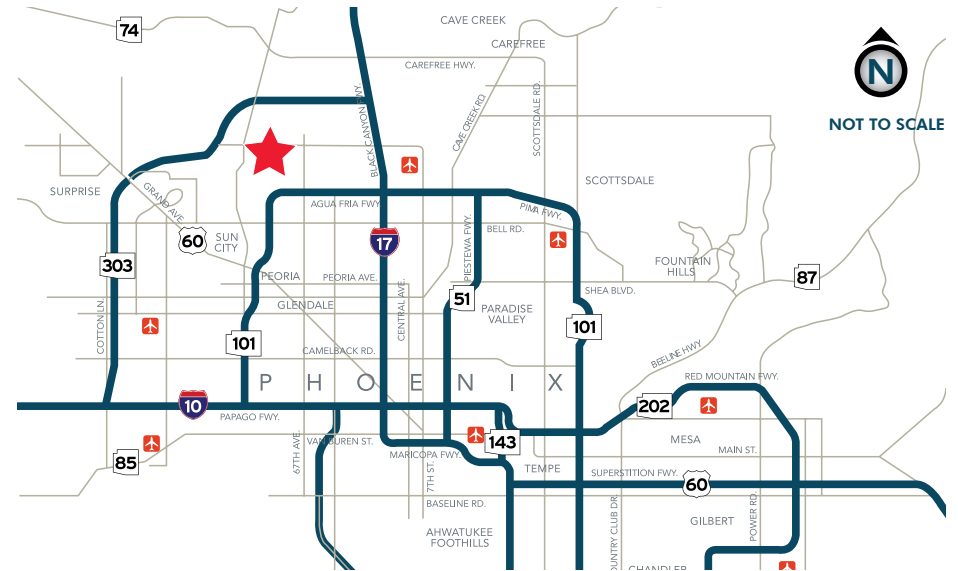
CONTACT US

RYAN EUSTICE

Vice President

+1 602 735 1917

ryan.eustice@cbre.com



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