

FOR SALE - FIDELITY INVESTMENTS

SINGLE TENANT | NET LEASE

17520 N. 75th Avenue | Glendale, AZ

Fidelity Investments Building



Property Highlights

- Single Tenant / Net Lease
- Prominent entrance to Arrowhead Towne Center
- Freestanding corner building
- 6,170 Square Feet
- Corner Lot with high visibility at signalized intersection
- Call for pricing and Offering Memorandum

Demographics*

	1 MILE	3 MILE	5 MILE
Population - 2018	10,511	112,425	299,137
AVG. HH Income	\$85,519	\$87,219	\$79,256
Number of Households	4,398	44,678	118,752
Median Age	36.8	43.2	44.5

Traffic Counts**

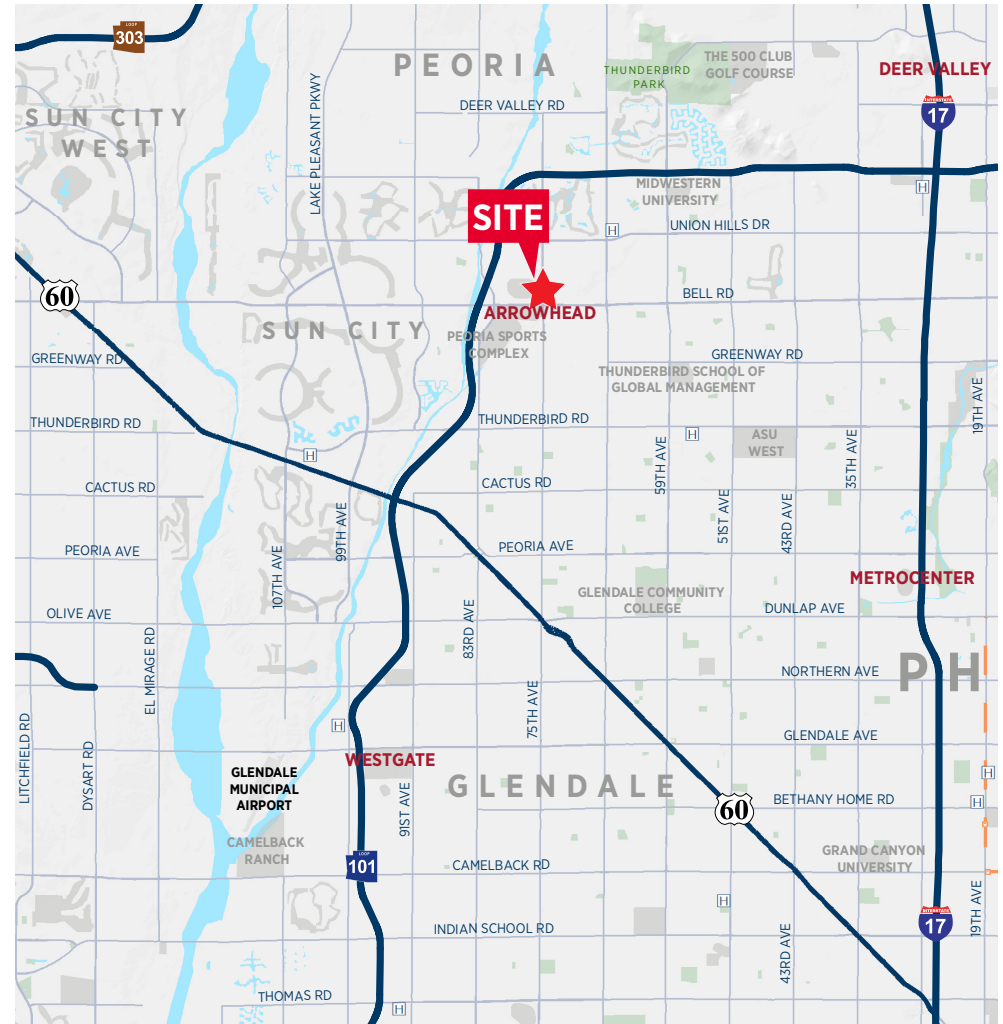
75th Ave north of Bell Rd:	18,105 VPD
75th Ave south of Bell Rd:	18,997 VPD
Bell Rd east of 75th Ave:	34,400 VPD
Bell Rd west of 75th Ave:	40,200 VPD

Source: ESRI 2018*; CoStar 2017**



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