

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



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	19,133	131,249	352,188
Projected Population (2025)	20,877	143,749	385,709
Estimated Avg. Household Income (2020)	\$98,189	\$75,567	\$72,974
Projected Avg. Household Income (2025)	\$108,065	\$82,951	\$80,582
Average Household Size (2020)	2.88	2.58	2.50
Total Daytime Employees (2020)	2,264	45,978	115,001
Median Age (2020)	38.8	38.4	40.7

**TRAFFIC COUNTS** (2019 Source: SitesUSA)

75th Avenue	18,714
Cactus Road	18,182
<b>Total Cars Per Day</b>	<b>36,896</b>



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 CENTER**

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

1,200 SF FORMER HAIR SALON AVAILABLE

FOR LEASE



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**PROJECT HIGHLIGHTS**

- 1,200 SF and 1,648 SF spaces 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 \$98,000 - 1 mile

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