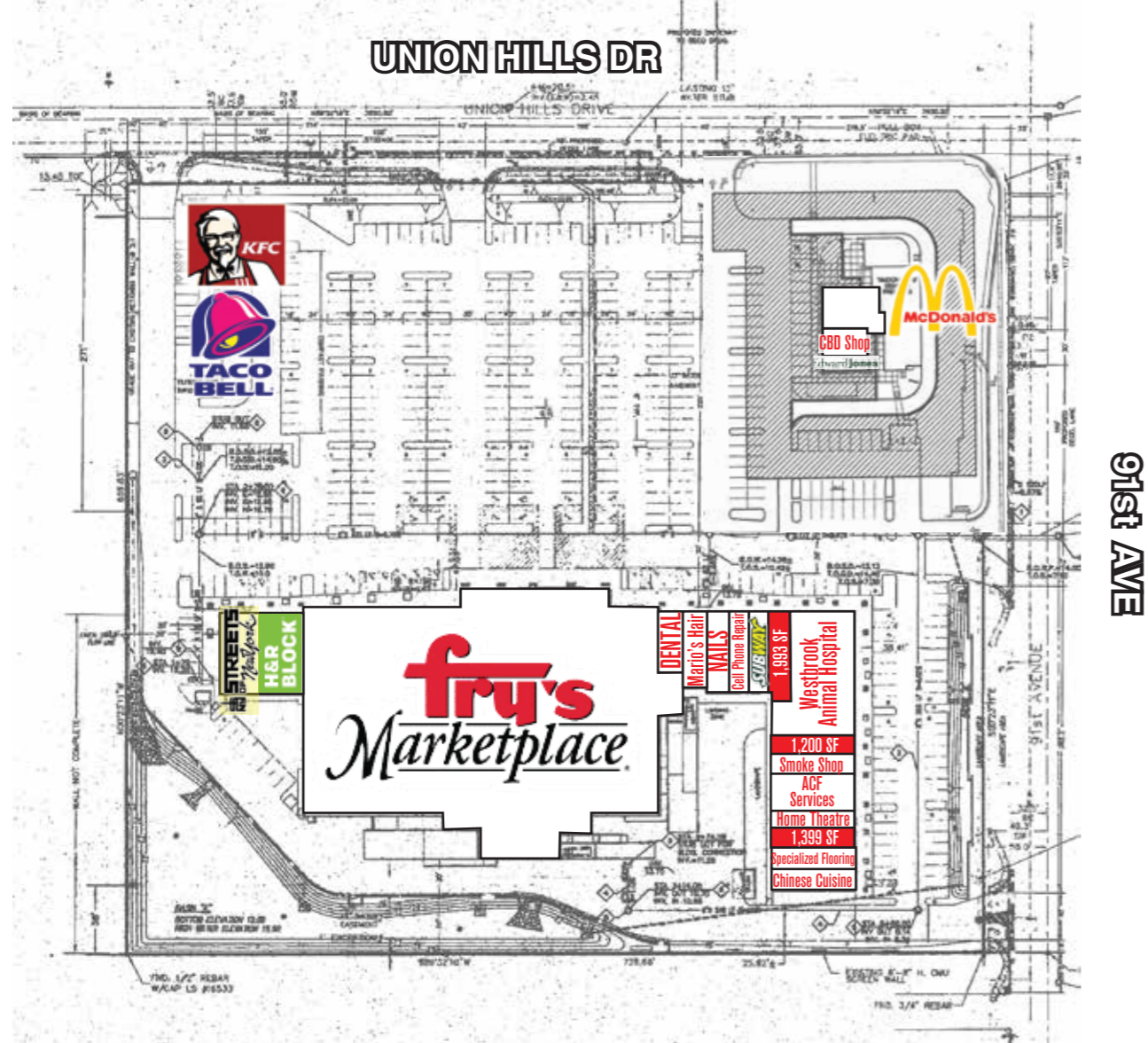


Southwest Corner of 91st Avenue & Union Hills Drive - Peoria, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	12,504	94,958	235,650
Projected Population (2021)	13,468	102,680	255,144
Estimated Avg. Household Income (2016)	\$62,492	\$74,543	\$72,946
Projected Avg. Household Income (2021)	\$71,337	\$86,509	\$84,686
Average Household Size (2016)	1.8	2.2	2.3
Total Daytime Employees (2016)	4,230	36,432	80,642
Median Age (2016)	57.0	48.6	45.4

TRAFFIC COUNTS (2015 Source: KSS Fuels)

91st Avenue	23,040
Union Hills Drive	45,199
Total Cars Per Day	68,239



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NORTHWEST VALLEY FRY'S MARKETPLACE CENTER

Southwest Corner of 91st Avenue & Union Hills Drive - Peoria, Arizona

1,200 SF - 1,993 SF AVAILABLE FOR LEASE



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PROJECT HIGHLIGHTS

- Established Northwest Valley trade area
- Anchored by a very successful 60,000 sf Fry's Marketplace
- Located just 1 mile West of the Loop 101
- Average Household Income of \$74,543 within a 3 mile radius
- More than 94,000 residents within 3 miles
- Traffic count of 68,239 vehicles per day

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