

C-2 Pad Site Available

Across from Safeway Anchored Center | Adjoins CVS Drug Store
Ground Lease or Sale

S/SWC 107th Avenue and Olive
8904 N 107th Avenue
Peoria, Arizona

DEVELOPMENT OPPORTUNITY

Location: S/SWC 107th Avenue and Olive
8904 N 107th Avenue
Peoria, Arizona

Zoning: C-2

Land Size: 35,000 Sq Ft approximately

Ground Lease: \$5,000.00 per month N/N/N

Sale: \$750,000.00 Cash

Area: Strong activity with both residential and commercial in immediate area. National retailers at the intersection include Safeway, McDonald's, CVS, Starbucks, Subway, IHOP and Safeway Gas. Site is adjacent to high density Sun City market.

Traffic Counts: 107th Avenue - 7,052
Olive Avenue - 29,024
Total - 36,076 cars/day

Strong

Demographics: 1 Mile Population - 14,476
3 Mile Population - 107,937
1 Mile Medium Income - \$74,793

For More Information Please Contact:

**DIAMOND
PROPERTIES, INC.**
Commercial real estate brokerage

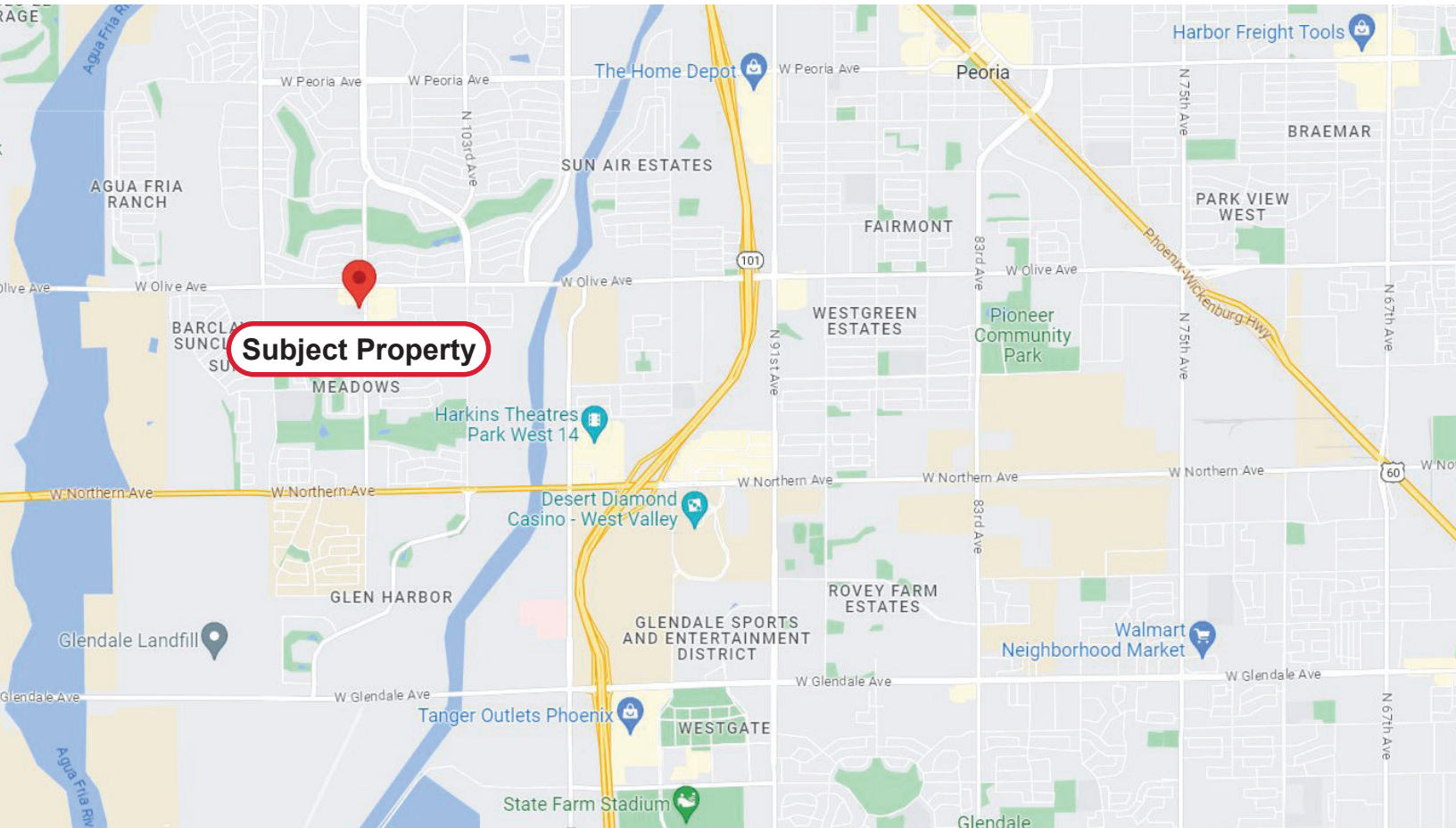
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Area Map



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Aerial Map Sun City



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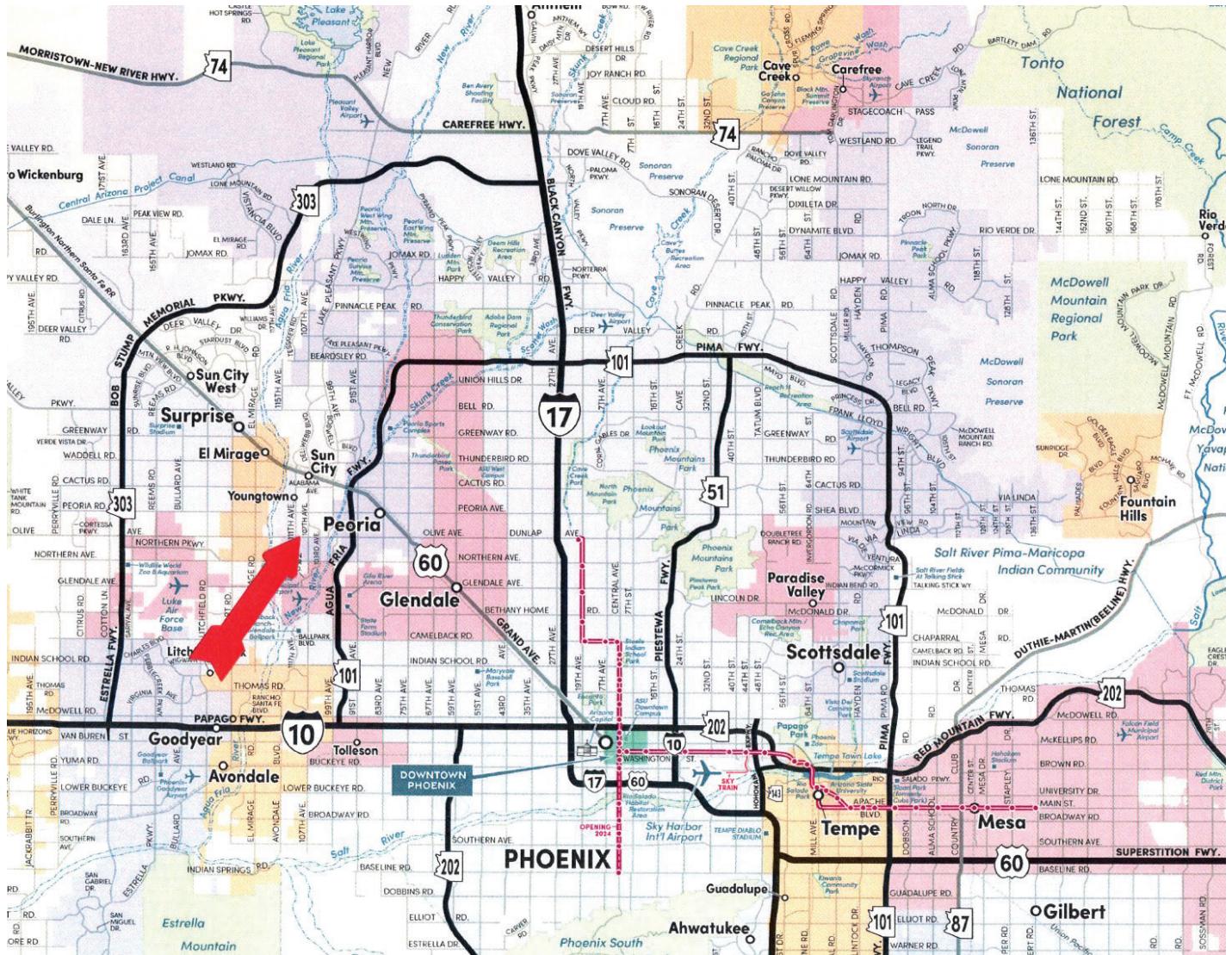
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Greater Phoenix Map



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