

**BENDERSON**  
DEVELOPMENT

# NORTHWAY COMMERCE PARK

3101 PENLAND PARKWAY :: ANCHORAGE, AK 99508

**NOW LEASING | UP TO 500,000 SF INDUSTRIAL, WAREHOUSE, MEDICAL, OFFICE OR RETAIL**



**BENDERSON**

Corporate Headquarters

7978 Cooper Creek Blvd :: University Park, FL 34201 | 941.359.8303

Buffalo Office

570 Delaware Ave :: Buffalo, NY 14202 | 716.886.0211

[benderson.com](http://benderson.com)



# LOCATION Highlights

Anchorage serves as **THE PRIMARY RETAIL HUB FOR ALASKA**, attracting shoppers from all over the state and beyond





# TRADE AREA

## Anchors

Prominent **REGIONAL LOCATION ALONG THE GLENN HIGHWAY**  
with access at Mountain View and Bragaw interchanges

**1.5 MILES** - Elmendorf AFB  
**2.0 MILES** - University of Alaska  
**2.3 MILES** - Port of Alaska

**2.4 MILES** - Downtown Anchorage  
**5.8 MILES** - Ted Stevens Anchorage  
International Airport





# DEMOGRAPHIC Information

The Anchorage MSA has an **ESTIMATED POPULATION OF OVER 401,000 RESIDENTS** - accounting for nearly half of Alaska's entire population

AREA POPULATION	3 MILES	5 MILES	7 MILES
Population	88,224	159,578	207,940
Median Age	34.2	34.5	34.8
College Graduates	30%	31%	32%

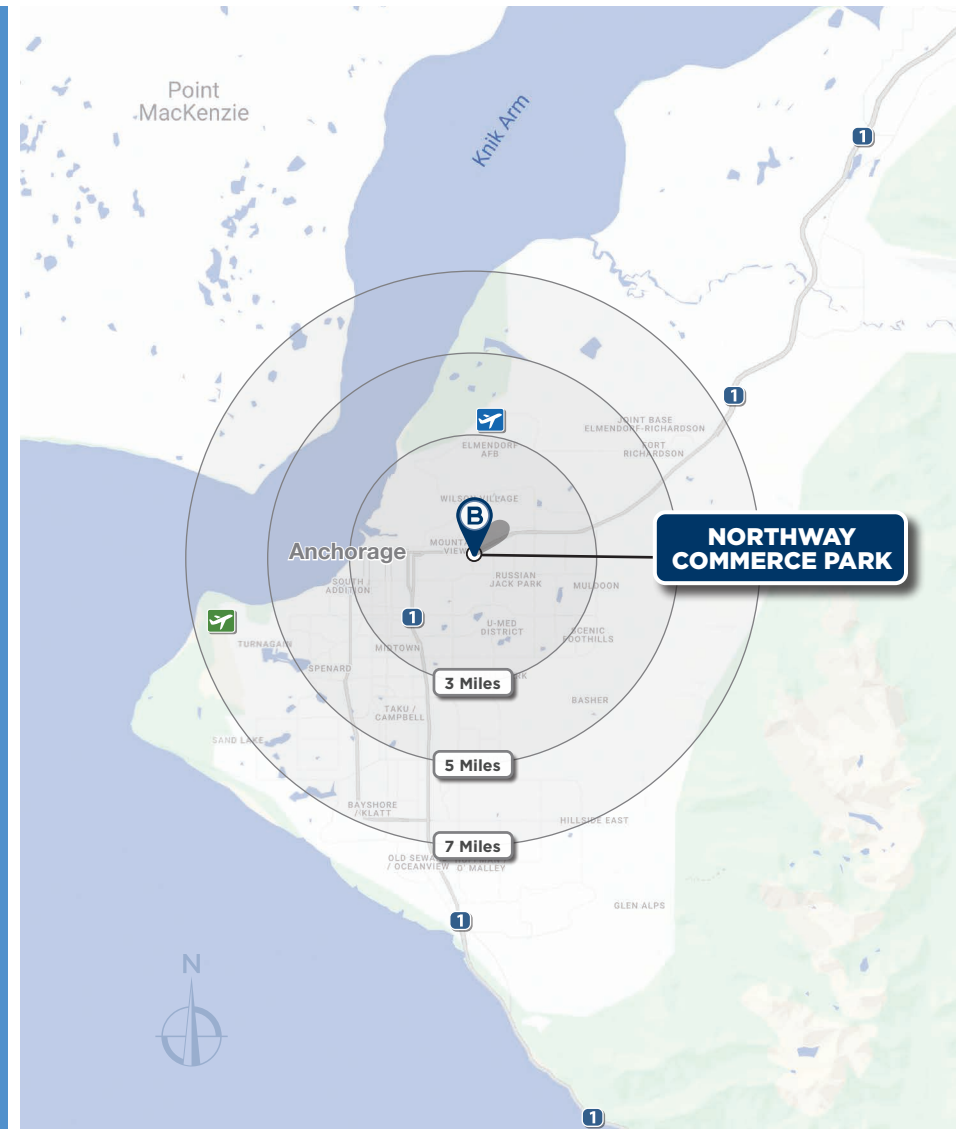
## HOUSEHOLD INCOME AND NET WORTH

Total Households (2024)	34,525	62,615	80,400
Projected Households (2029)	34,636	62,786	80,544
Average HH Income (2024)	\$104,362	\$110,205	\$117,431
Projected AHHI (2029)	\$119,046	\$125,369	\$133,561
Average Net Worth	\$778,727	\$877,076	\$1,047,175

## BUSINESSES & EMPLOYEES

Total Businesses	7,582	12,368	14,747
Total Employees	92,317	137,819	164,335

SOURCE: Esri, Esri and Infogroup





# PROPERTY Overview

Centrally positioned in Anchorage along Glenn Highway, this site **OFFERS EXCELLENT POTENTIAL FOR INDUSTRIAL, WAREHOUSE, MEDICAL, OFFICE OR RETAIL USE**



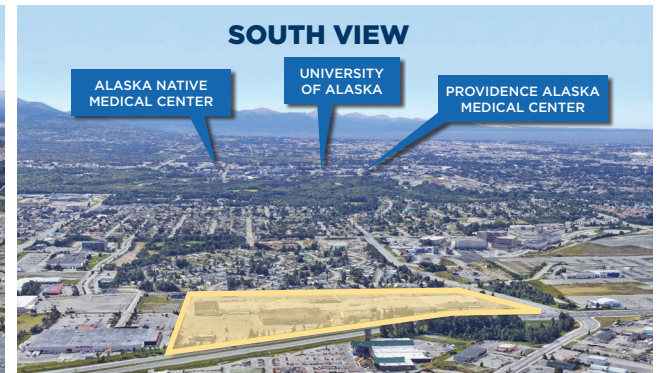
## NORTH VIEW



## WEST VIEW



## SOUTH VIEW



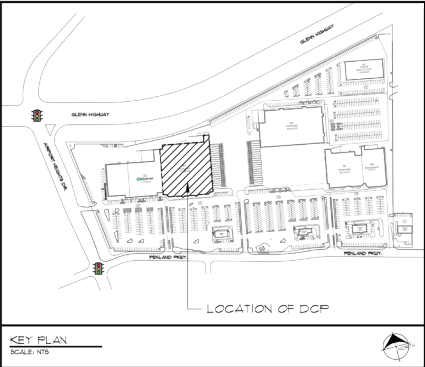
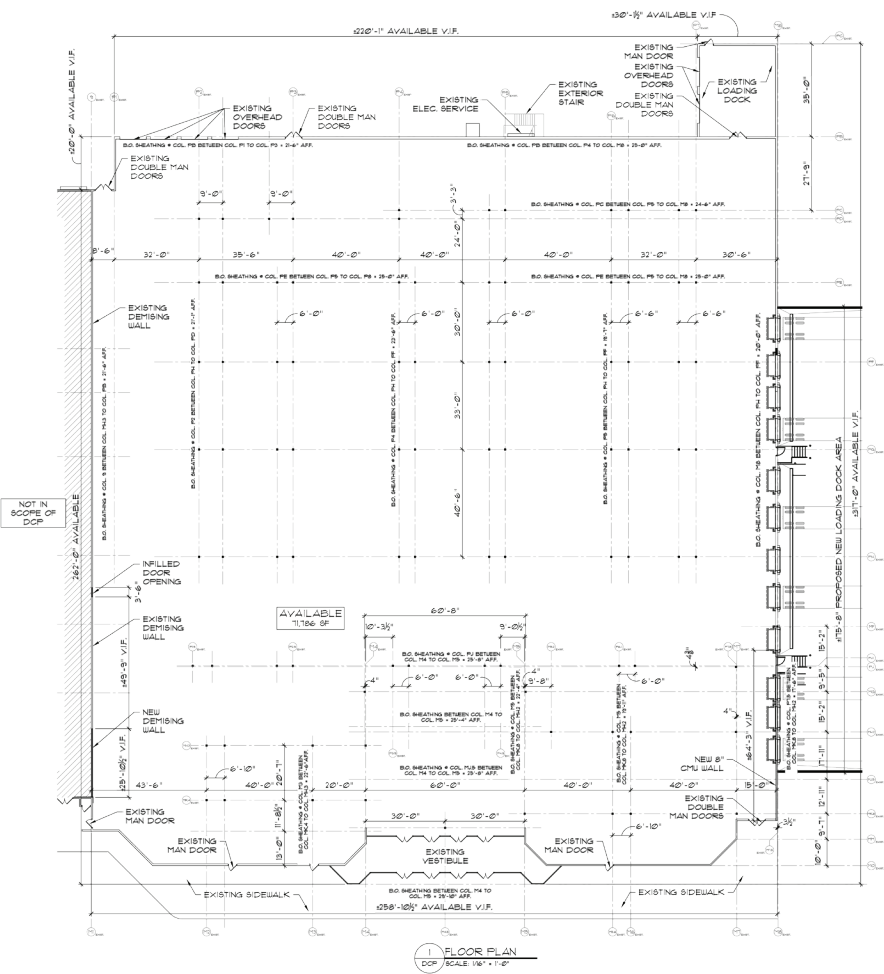


# BUILDING 2

## Highlights

# NOW LEASING

## 72,000 SQUARE FEET



THIS DRAWING PREPARED FOR TENANT REFERENCE AND PLANNING ONLY. ALL DIMENSIONS AND UTILITIES TO BE FIELD VERIFIED BY TENANT DESIGN PROFESSIONAL.

### SPECIFICATIONS

Total Size	71,786 Square Feet
Clear Height	25' Max Clear Ceiling Height
Docks	12 Bay Loading Dock
Loading Doors	9' x10' Dock High Doors, Grade Level
Power	Three Phase 480v Power



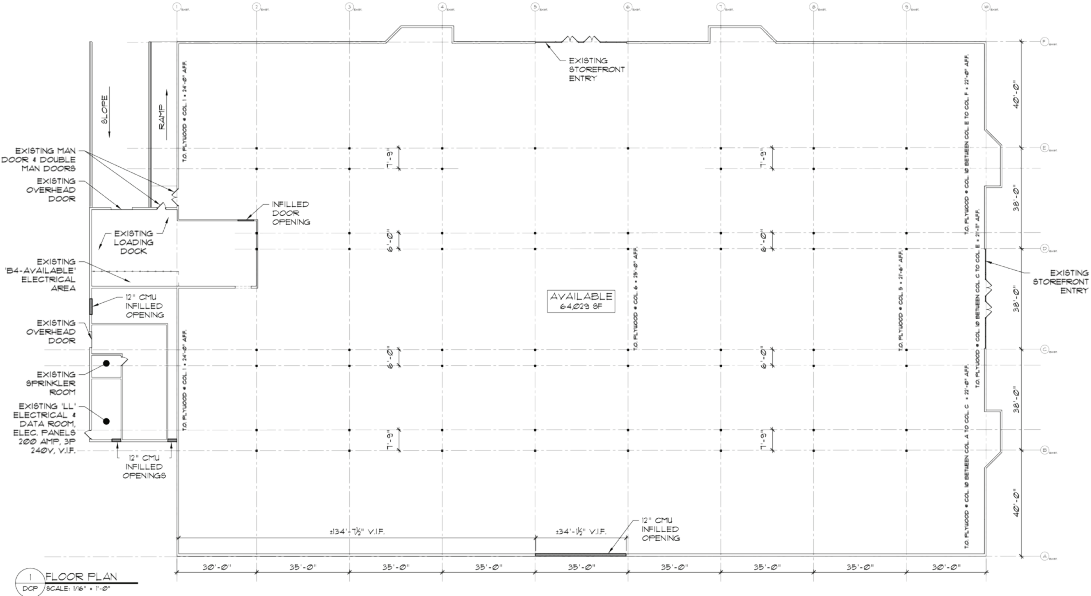
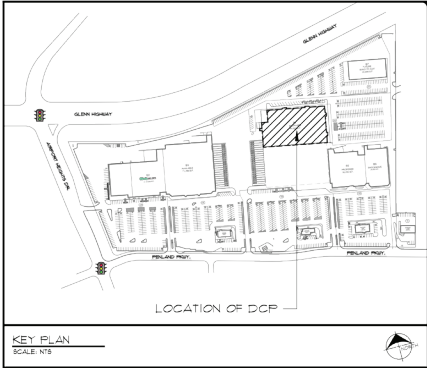


# BUILDING 3

Highlights

NOW LEASING

65,000 SQUARE FEET



SPECIFICATIONS	
Total Size	64,029 Square Feet
Clear Height	25' Max Clear Ceiling Height
Docks	2 Bay Loading Dock
Loading Doors	9' x 10' Dock High Doors, Grade Level
Power	Three Phase 480v Power



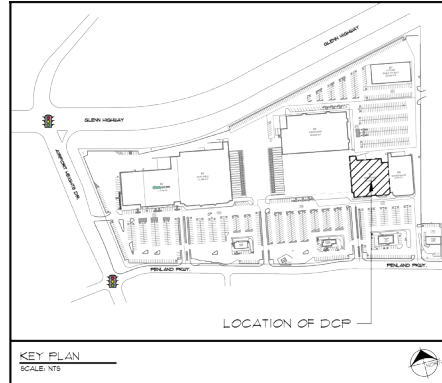
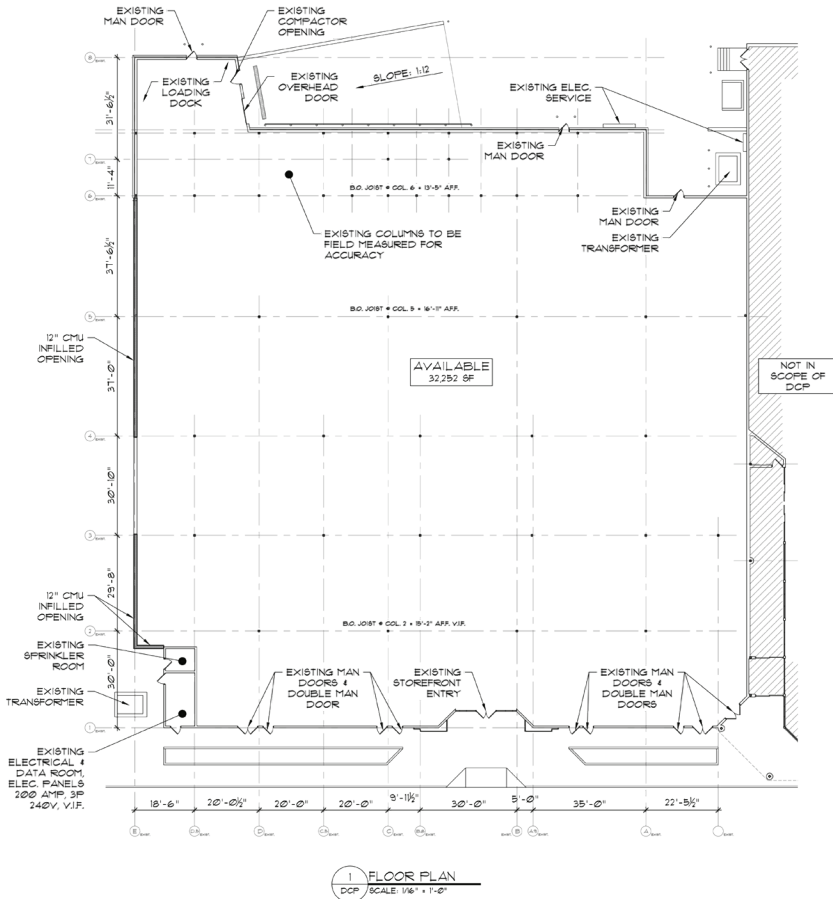


# BUILDING 4

## Highlights

# NOW LEASING

## 35,000 SQUARE FEET



### SPECIFICATIONS

<b>Total Size</b>	32,252 Square Feet
<b>Clear Height</b>	16' - 11" Max Clear Ceiling Height
<b>Docks</b>	1 Bay Loading Dock
<b>Loading Doors</b>	9' x 10' Dock High Doors, Grade Level
<b>Power</b>	Three Phase 480v Power



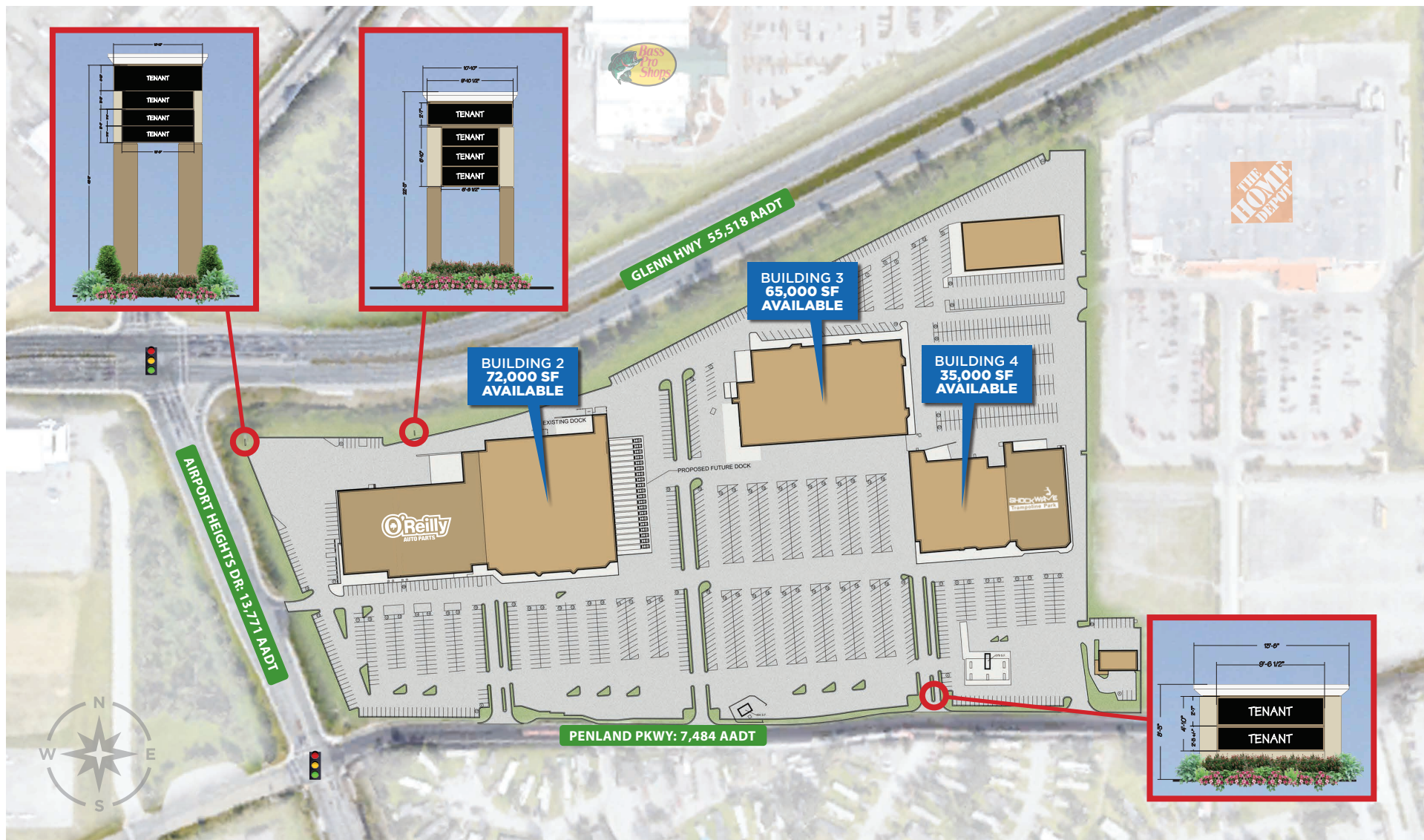
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# SIGNAGE

## Site Plan

Significant signage opportunity with brand exposure to **MORE THAN 76,000** vehicles daily







## **BENDERSON** DEVELOPMENT

### **FOR MORE INFORMATION**

#### **SHAUN BENDERSON**

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**benderson.com**

Founded in 1949, Benderson Development is one of the largest privately held real estate companies in the United States. The company currently owns more than 1,000 properties totaling over 55 million square feet in 40 states. The diverse portfolio includes retail, office, medical, industrial/warehouse, hospitality and residential properties.

#### **CORPORATE HEADQUARTERS**

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