



Joe Hoye

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 **VELOCITY**  
RETAIL GROUP



# DOLLAR TREE & SPROUTS ANCHORED SHOP SPACE AVAILABLE



## ◆ 1 SHOP SPACES AVAILABLE FOR LEASE

### Property Highlights

- Join Sprouts and Dollar Tree
- Great visibility to Lowes and Sprouts traffic
- Former 1,165 SF Barbershop available in B112

### Traffic Counts

Thunderbird Rd	41,717 CPD
83rd Ave	22,129 CPD
<b>Total</b>	<b>63,846 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,352	119,468	327,973
Estimated Households	5,339	50,365	135,192
Avg Household Income	\$114,013	\$99,199	\$97,437

Source: SitesUSA

### Nearby Tenants

**SPROUTS**  
FARMERS MARKET

**DOLLAR TREE**

**DUTCH BROS**

**brushfire**  
tacos y tapas  
[take flight]

**POPEYES**

**DISCOUNT**  
TIRE

**CIRCLE K**

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SUITE	TENANT	SF
A100	Great Clips	1,260
A101	T&Y Nail and Spa, Inc.	1,050
A102B	Vapor Ice	1,077
A103	JRP Tax Service	1,050
A104	Cookie Connect	1,400
A105	Rapha Tea Peoria	1,400
B100-101	Alpha Dental Corporation	2,614
B102	Brows Threading Salon	980
B103	Glo Tanning	1,780
B104	Glo Tanning	1,160
B105	Long Wong's	1,500
B106	Sunshine Relaxation	1,110
B107	Express Employment	1,435
B110	Hungry Howie's	1,000
B111	Sushi Yuki	1,500
<b>B112*</b>	<b>AVAILABLE</b>	<b>1,165</b>
B113	Subway	1,400





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The logo for Velocity Retail Group. It features a stylized 'V' icon composed of two overlapping white L-shaped blocks on the left. To the right of the icon, the word 'VELOCITY' is written in a large, bold, black sans-serif font. Below 'VELOCITY', the words 'RETAIL GROUP' are written in a smaller, bold, black sans-serif font.

# DEMOGRAPHICS



## 2025 POPULATION

1 MILE: 13,352  
3 MILES: 119,468  
5 MILES: 327,973



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$114,013  
3 MILES: \$99,199  
5 MILES: \$97,437



## POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.0%  
3 MILES: 0.1%  
5 MILES: 0.2%



## TOTAL BUSINESSES

1 MILE: 676  
3 MILES: 4,787  
5 MILES: 11,281



## 2025 TOTAL HOUSEHOLDS

1 MILE: 5,339  
3 MILES: 50,365  
5 MILES: 135,192



## NUMBER OF EMPLOYEES

1 MILE: 4,153  
3 MILES: 39,008  
5 MILES: 83,162



## MEDIAN HOME VALUE

1 MILE: \$422,273  
3 MILES: \$398,689  
5 MILES: \$399,196

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