

FOR LEASE OR SALE

Grand Ave & 85th Ave

N/NWC Grand Avenue & 85th Avenue | Peoria, Arizona 85345



Overview

AVAILABLE

+/- 0.81 Acre

RATE

\$500,000 or Ground Lease

Demographics

	1 MILE	3 MILE	5 MILE
2018 Est Population	19,810	115,553	322,627
2023 Est Population	21,077	123,417	343,027
Average HH Income	\$62,259	\$65,831	\$64,270
Daytime Population	16,778	105,370	314,039

Year: 2017 | Source: Esri



Traffic Counts

Grand Ave	32,163 VPD
Peoria Ave	19,239 VPD

Year: 2017 | Source: MPSI

Contact

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Description

- Great Visibility from Grand Ave and Peoria High School
- High traffic counts on Grand Avenue (31,000 VPD)
- Significant development area for City of Peoria
- Outparcel to Goodwill and self storage
- Nearby tenants include:



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