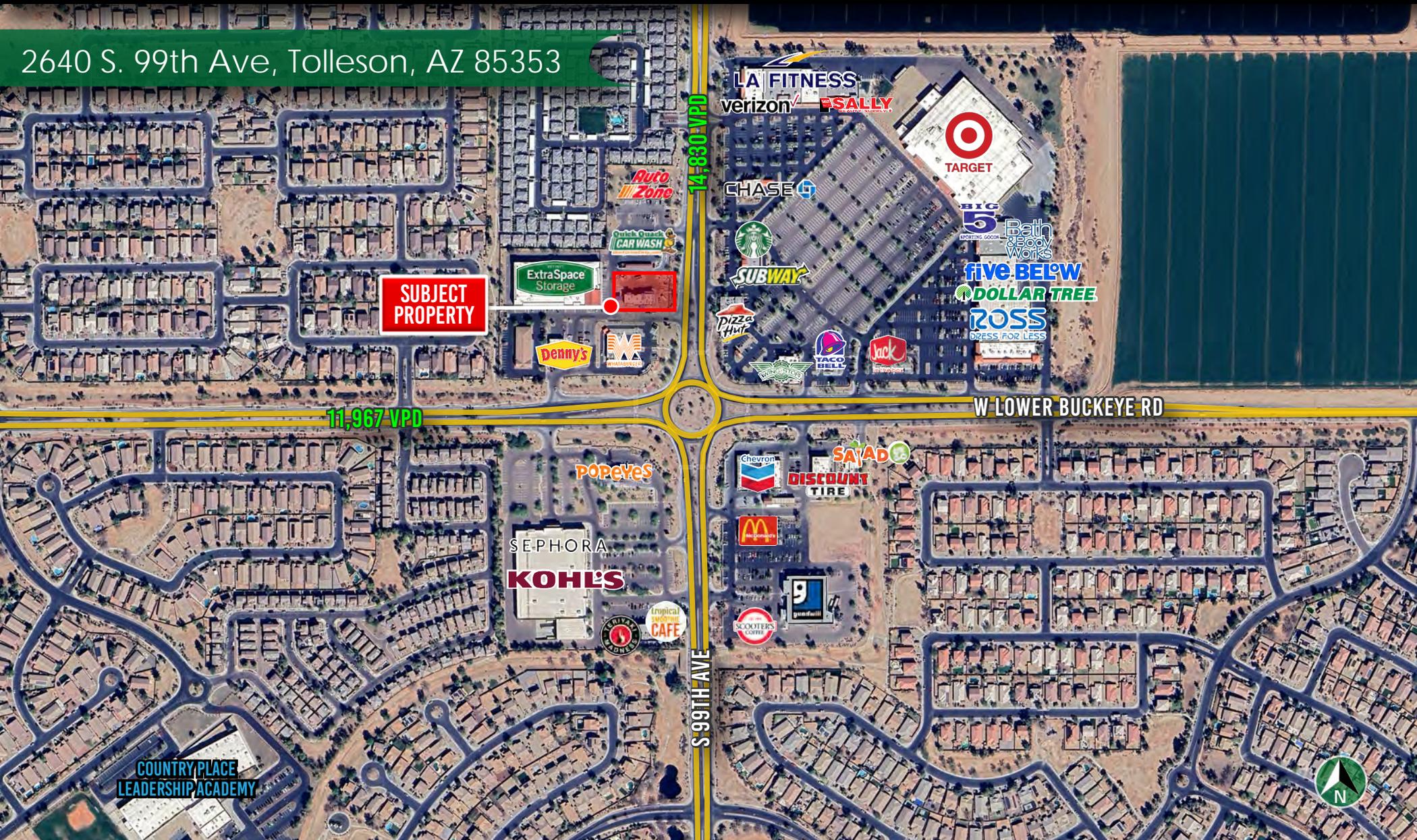


# NEW CONSTRUCTION SHOP SPACE AVAILABLE

## N/NWC 99th Ave & Lower Buckeye Rd

2640 S. 99th Ave, Tolleson, AZ 85353



**AUSTIN PAYNE**

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**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services



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### demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	16,422	86,306	219,434
HOUSEHOLDS	4,227	23,619	64,105
AVERAGE HOUSEHOLD INCOME	\$124,128	\$115,074	\$107,517
DAYTIME POPULATION	4,138	36,735	99,596
MEDIAN AGE	28.6	29.5	29.9
TOTAL BUSINESSES	201	1,591	4,796



traffic counts: W Lower Buckeye Rd | 11,967 VPD ● S 99th Ave | 14,830 VPD

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### property highlights

- ± 1,200 SF space Available for Sale or Lease
- Newly built commercial space in 2024
- Strong visibility within Tolleson commercial/retail corridor
- Located on S. 99th Ave, providing access to local traffic and connecting streets
- Strategic for business seeking presence in fast-growing West Valley retail markets

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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For More  
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