

# UNION CROSSINGS PAD FOR GROUND LEASE

±0.5 AC | Call Broker For Pricing | 4410 W Union Hills Dr, Glendale, AZ 85308



**Brandon Hall**

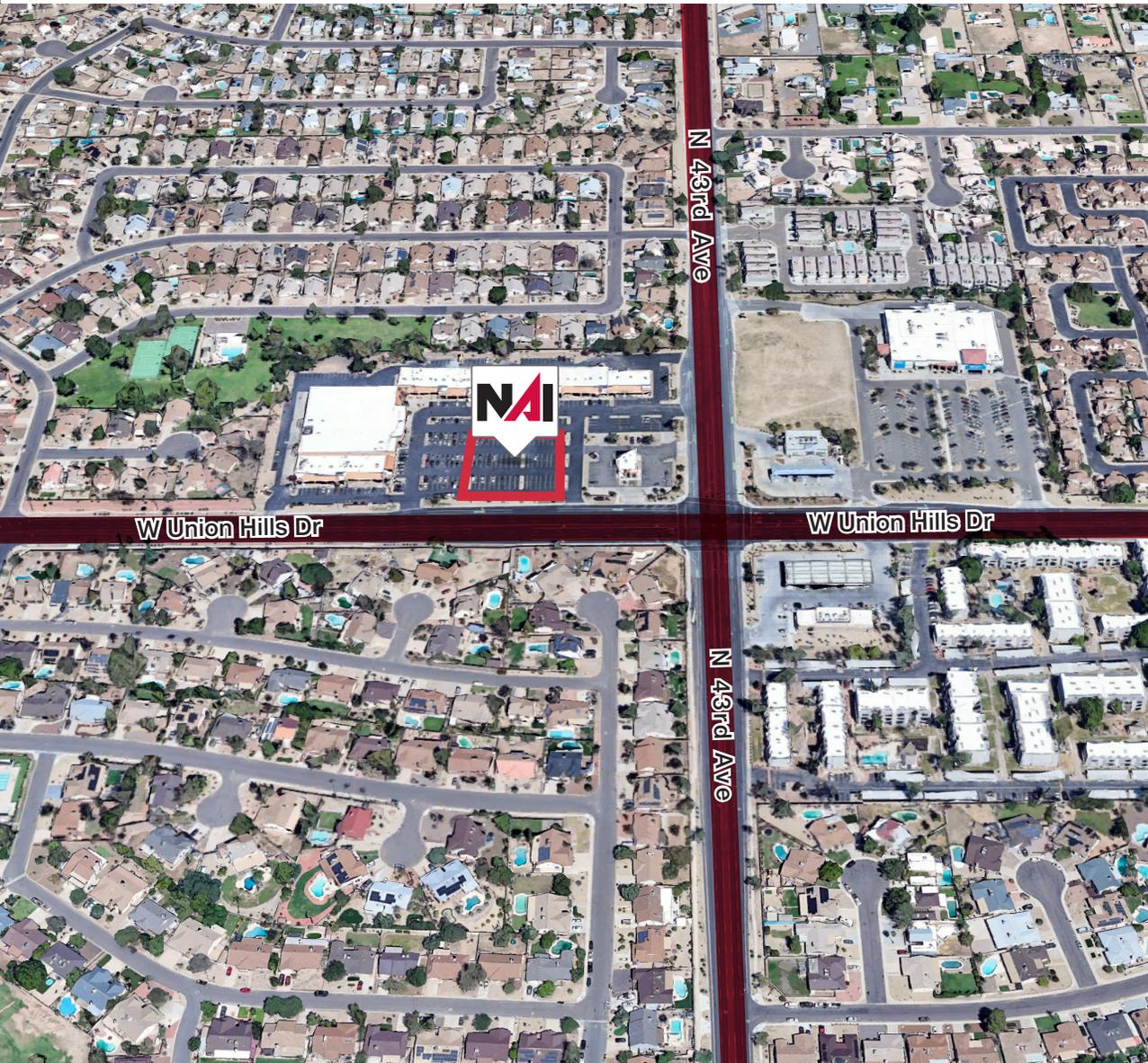
602.393.6668

brandon.hall@naihorizon.com

**NAI**Horizon  
NET LEASE DIVISION

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# Property Information



<b>Address:</b>	4410 W Union Hills Dr Glendale, AZ 85308
<b>Property Type:</b>	Retail
<b>Lease Rate:</b>	Call Broker For Pricing
<b>Land Size:</b>	±0.5 AC - Lot size TBD by user(s)
<b>Zoning:</b>	C-C
<b>Parcel:</b>	Parcel TBD based on lot split prior to lease (Shopping center parcel: 206-32-002T)

## Property Features

- Proposed ±0.5 AC PAD within Union Crossing Shopping Center
- Excellent Union Hills Dr frontage
- C-C zoning suitable for retail development
- High visibility at major intersection (Union Hills Dr & 43rd Ave)
- Located in Glendale, AZ – a thriving retail corridor
- Surrounded by established shopping centers and residential communities
- Easy access to Loop 101 and major arterials

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# Demographics

## 1, 3, 5 - Mile Demographics

Average  
Household Income

\$113,816  
1-Mile

\$108,636  
3-Mile

\$116,274  
5-Mile

2025  
Population

16,577  
1-Mile

113,166  
3-Mile

309,947  
5-Mile

Employed  
Population

9,549  
1-Mile

63,668  
3-Mile

173,313  
5-Mile

SOURCE: ESRI

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NET LEASE DIVISION

4410 W Union Hills Dr | Glendale AZ 85308

Represented by:

Lane G Neville  
602 393 6726  
lane.neville@naihorizon.com

Cole Neville  
602 393 6606  
cole.neville@naihorizon.com

Brandon Hall  
602 393 6668  
brandon.hall@naihorizon.com

Matt Westra  
602 393 6667  
matt.westra@naihorizon.com

Cade Olivas  
602 393 6663  
cade.olivas@naihorizon.com

**NAI**Horizon  
NET LEASE DIVISION

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018 | 602 955 4000  
naihorizon.com

26-04-003

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