



## 5635 NORTH 59TH AVENUE

GLENDAL, ARIZONA 85301

+/- 16,140 Square Feet

C-2 Zoning

High Traffic Counts

Close Proximity to Grand Avenue

Contact Agent for Pricing



### Matt Harper, CCIM

Senior Vice President

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
AVERAGE AGE:	32.3	32.8	33.3	N 59TH AVE:	24,992 VPD
POPULATION:	25,874	223,392	546,709	W BETHANY HOME:	21,542 VPD
2026 POPULATION:	27,725	239,036	583,395		
AVERAGE HH INCOME:	\$42,225	\$54,694	\$58,030		

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