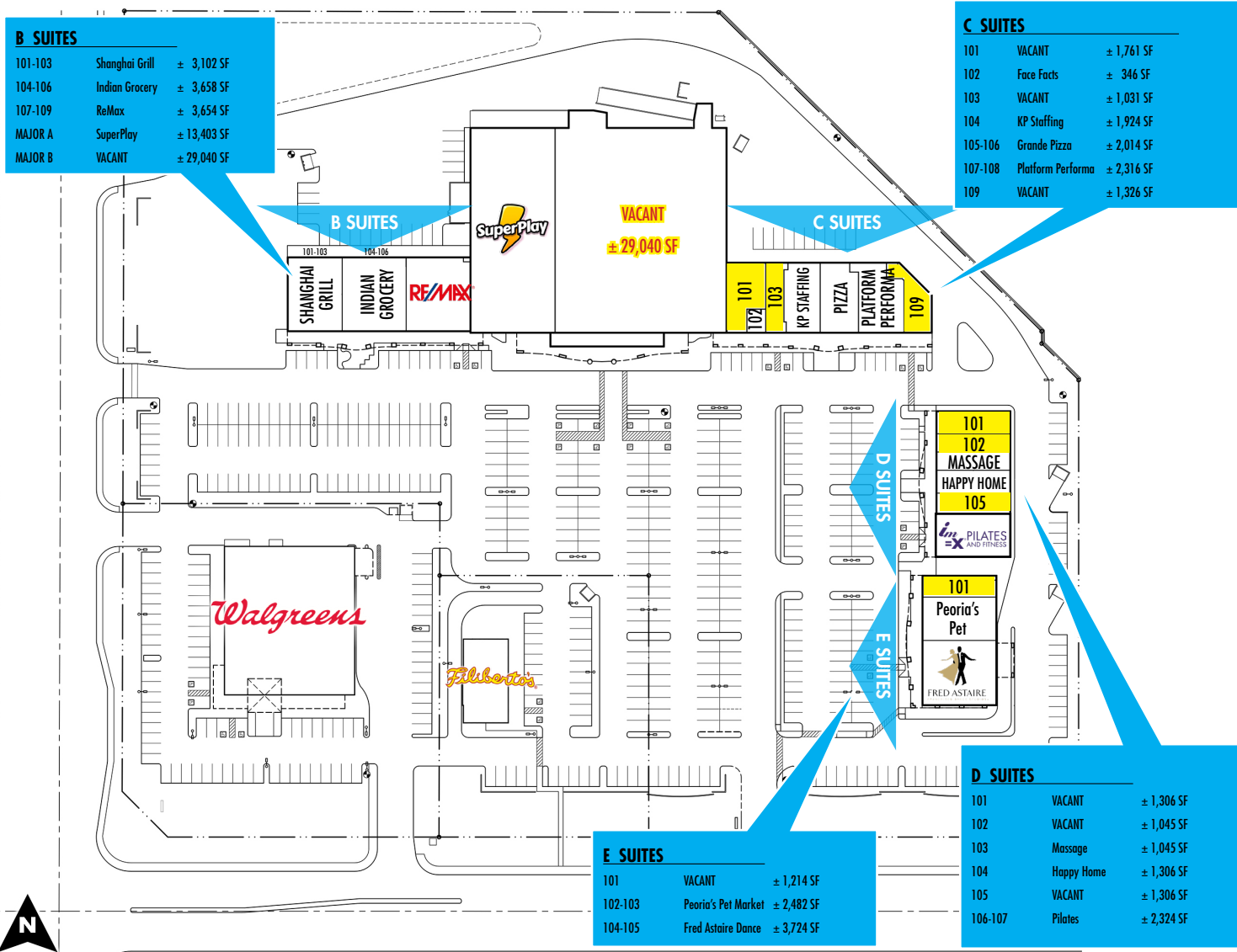


NEC 91st Ave & Union Hills Dr • Peoria, Arizona



91ST AVE & UNION HILLS SHOPPING CENTER

Northeast Corner of 91st Avenue & Union Hills Drive | Peoria, Arizona

± 29,040 SF ANCHOR • ±1,045 TO 3,658 SF RETAIL/OFFICE SPACE AVAILABLE • FOR LEASE



± 38,526 SF PAD Available

DEMOGRAPHICS (Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	12,959	104,230	249,389
Projected Population (2030)	12,084	101,062	241,689
Estimated Avg. Household Income (2025)	\$102,478	\$115,897	\$115,311
Projected Avg. Household Income (2030)	\$102,083	\$116,143	\$115,196
Average Household Size	2.9	3.0	3.1
Total Daytime Employees	2,263	28,083	67,355
Median Age	57.4	49.3	45.9

TRAFFIC COUNTS

91st Ave (N/S)	12,600 vpd
Union Hills Dr (E/W)	24,600 vpd
Total Vehicles per Day	37,200 vpd



For further information, contact:

STEVE BONNELL
 o: (602) 553-2960
 c: (602) 390-4406
 steve.bonnell@derito.com

9120 East Talking Stick Way, Suite E-1
 Scottsdale, Arizona 85250
 O: 480.834.8500 | F: 602.381.1981
 www.derito.com

PROJECT HIGHLIGHTS

- FOR LEASE: ± 1,045 to 29,040 SF Retail/Office
- FOR SALE: ± 38,526 SF PAD
- Prime Northwest Phoenix trade area
- Signalized intersection
- One (1) mile west of Loop 101 (Agua Fria Fwy)
- Ample parking with easy ingress/egress
- Major tenants at the intersection are:

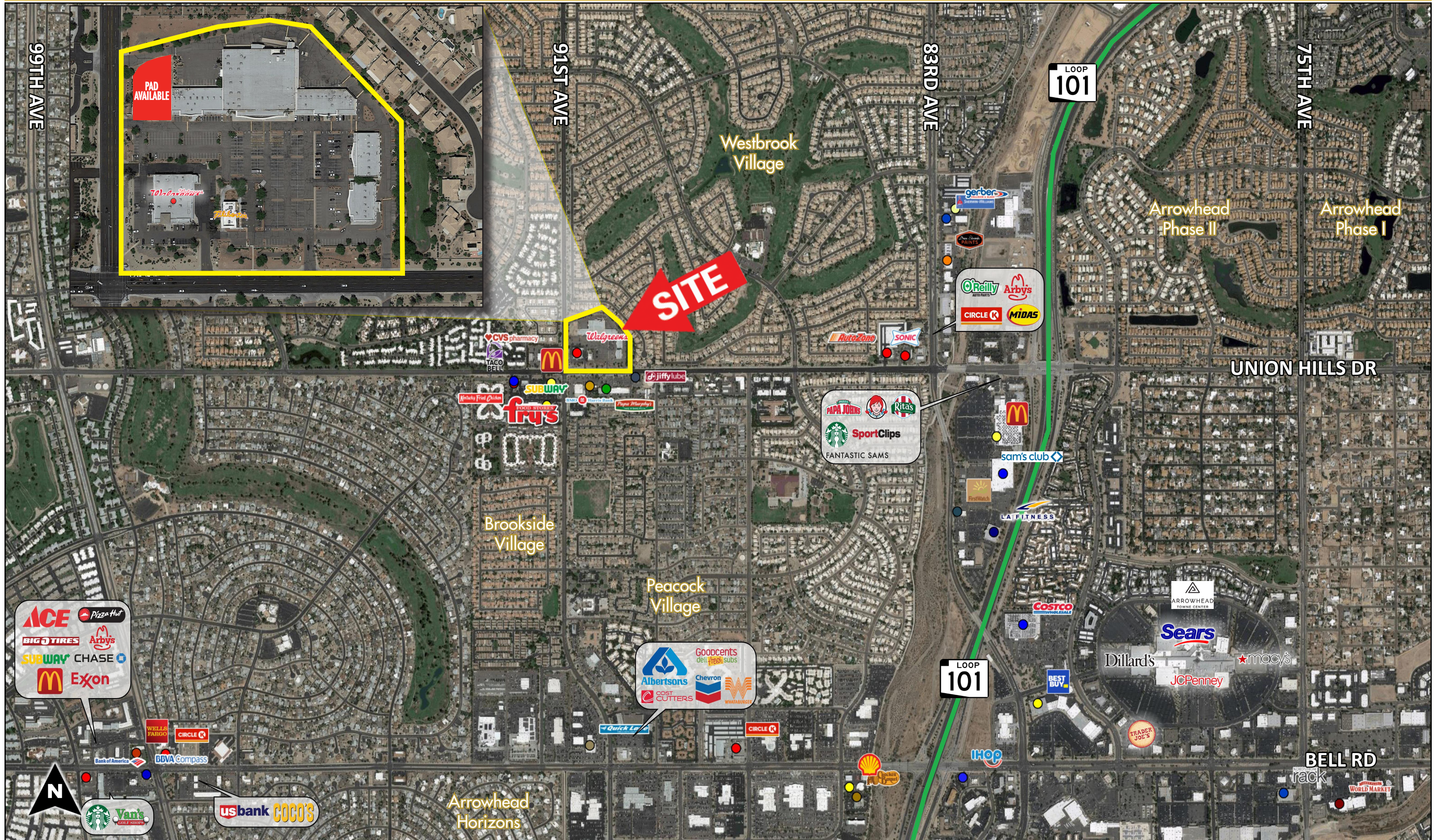


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