



## Shop space available in grocery-anchored center

- Zoning C-2
- Busy intersection over 100,000 vpd
- Monument signage
- Total size: ±80,000 sf

### Notable tenants in trade area



## For further information

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# Site plan

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



## Availability

- 2,660 sf
  - 2,900 sf
  - Can be combined to 5,560 sf*
  - 14,400 sf (call for pricing)
- Available w/notice  
[do not disturb tenant]*



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# Photos

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# Location

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



Google Earth

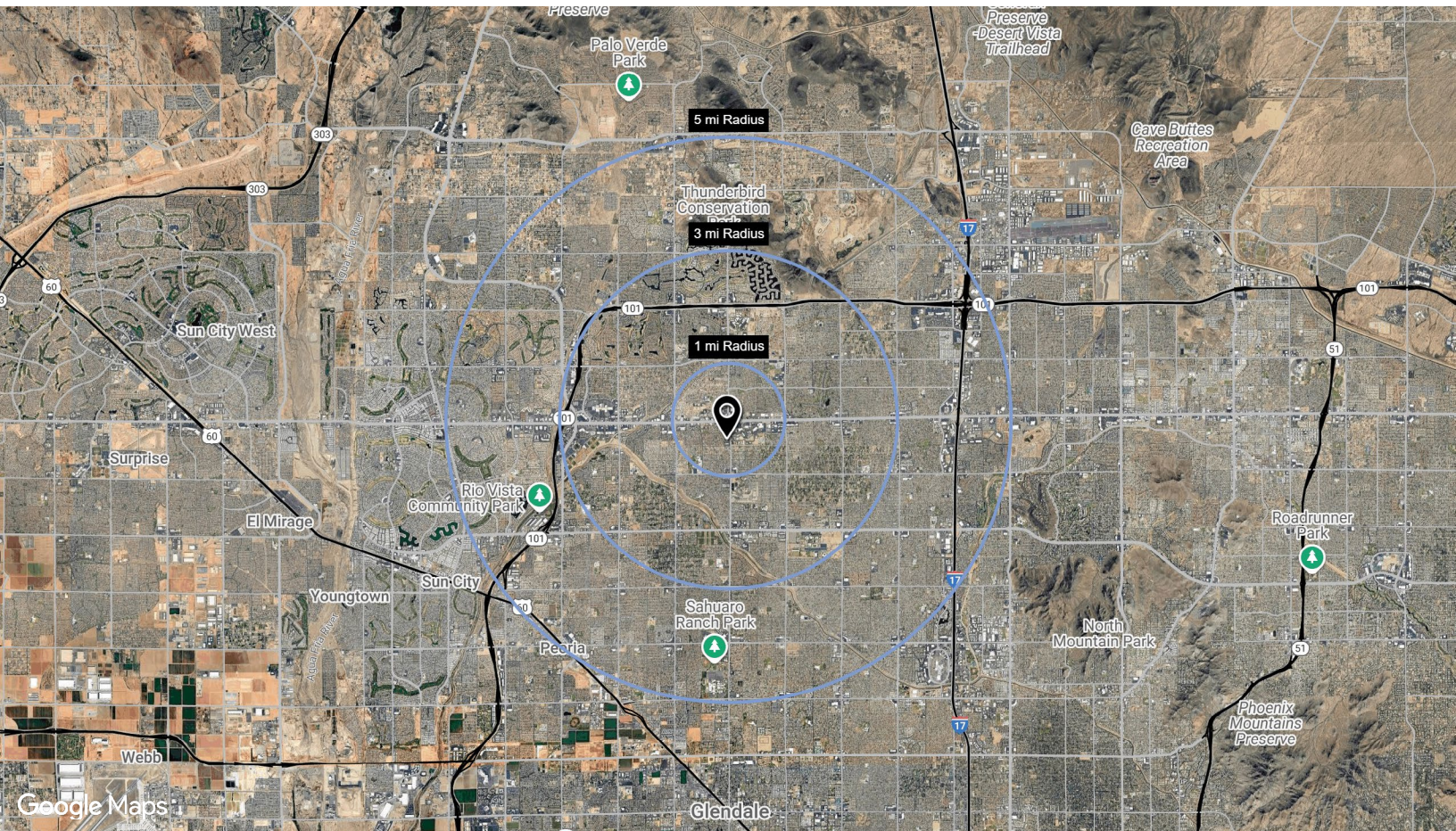
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# Demographics

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



	1-mile	3-miles	5-miles
Population	12,045	112,503	330,335
Median age	41.0	39.2	39.6
Daytime employment	5,843	39,296	96,949
Avg. HH income	\$116,861	\$122,528	\$115,026
HH units	4,932	46,879	138,526

## Traffic counts

59th Avenue	±45,487 vpd
Bell Road	±66,491 vpd

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