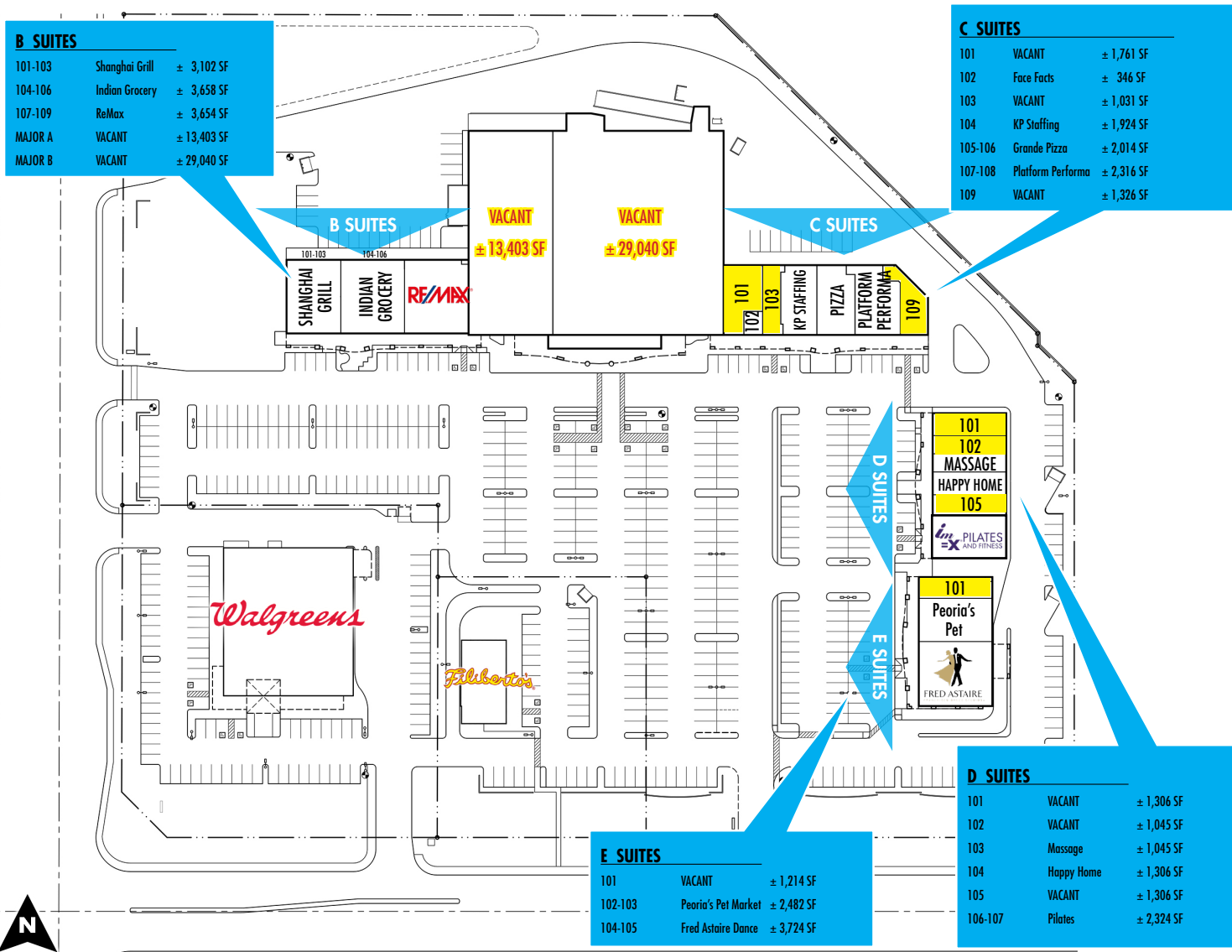


NEC 91st Ave & Union Hills Dr • Peoria, Arizona



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



DEMOGRAPHICS (Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	13,314	105,582	251,495
Projected Population (2029)	13,029	106,778	253,291
Estimated Avg. Household Income (2024)	\$98,025	\$116,604	\$115,728
Projected Avg. Household Income (2029)	\$101,679	\$122,147	\$121,004
Average Household Size	3.3	3.3	3.3
Total Daytime Employees (2020)	2,359	27,921	66,501
Median Age	57.2	49.2	45.8

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:

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PROJECT HIGHLIGHTS

- FOR LEASE: ± 1,045 to 29,040 SF Retail/Office
- FOR SALE: ± 38,526 SF PAD
- ± 13,403 SF Former GYM Available
- 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:

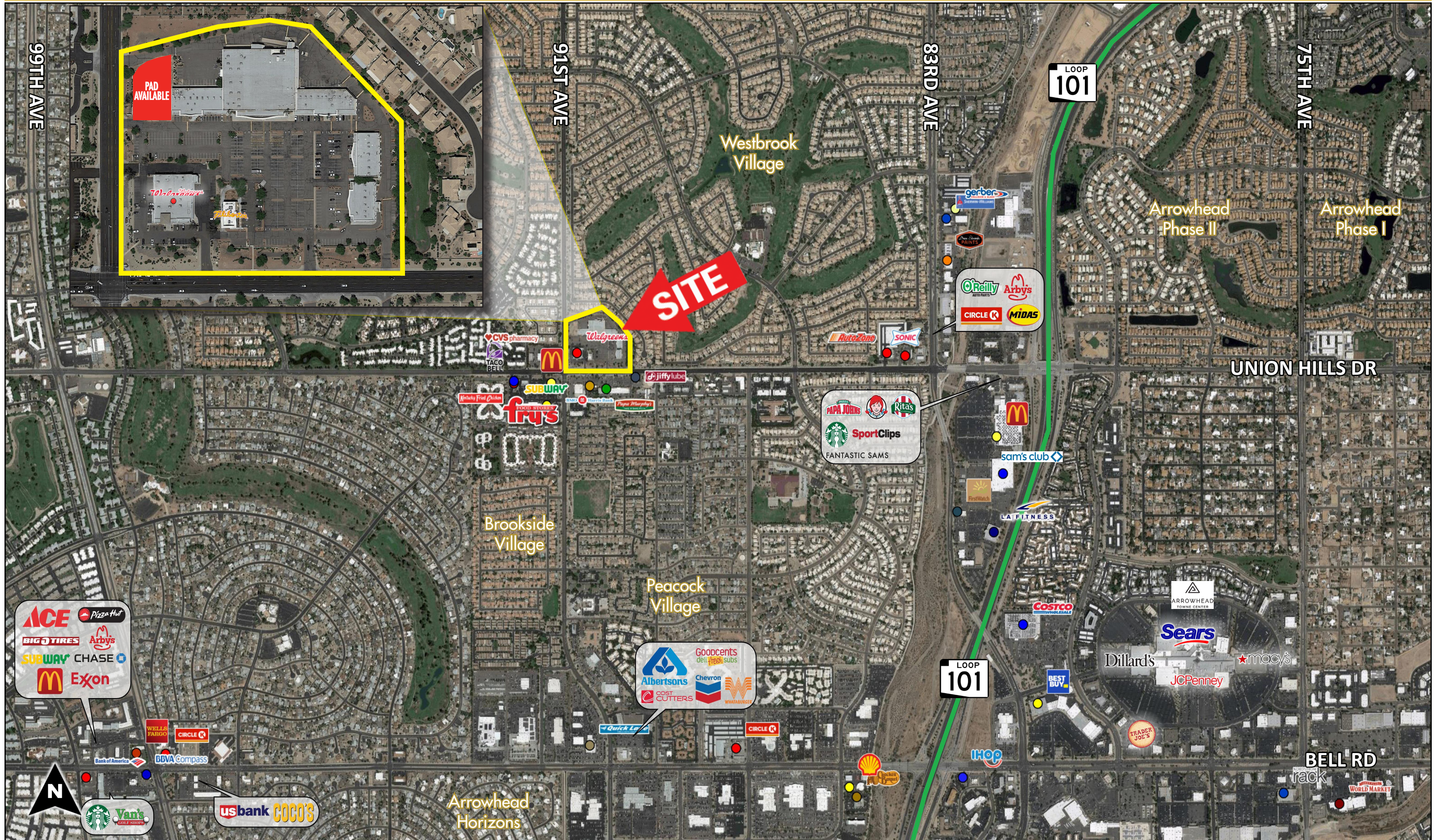


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