



**PREMIERE RESTAURANT
SPACE AVAILABLE**

Southwest Corner of McDowell Road & 99th Ave
Tolleson, Arizona

Joe Hoye
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PREMIER RETAIL SPACE AVAILABLE



◆ ±4,000 SF AND ±1,850 SF ENDCAP FORMER RESTAURANT FOR LEASE

Property Highlights

- Located at the SWC of 99th & McDowell, at the connection of two major highways, the I-10 & Loop 101
- Regional shopping destination with powerful co-tenancy at the intersection
- ±1,850 SF Dickey's BBQ space available w/ notice
- ±4,000 SF available next to Panera Bread

Traffic Counts

McDowell Rd	37,027 CPD
99th Ave	40,388 CPD
Total	77,415 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,242	116,740	330,864
Estimated Households	3,215	35,743	98,664
Avg Household Income	\$91,658	\$101,761	\$100,557
Daytime Population	4,383	25,429	64,939

Source: SitesUSA

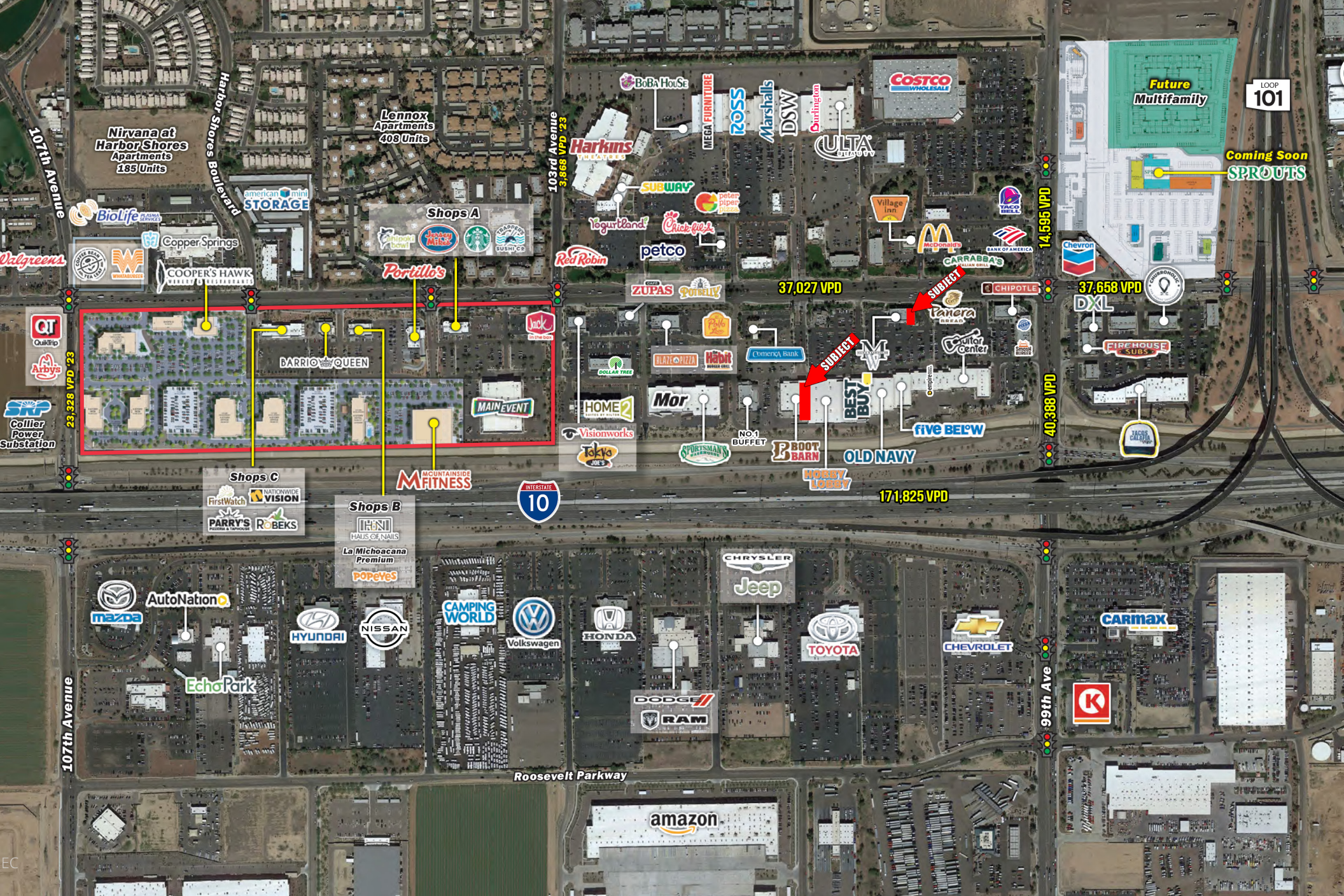
Nearby Tenants



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DEMOGRAPHICS



2025 POPULATION

1 MILE: 9,242
3 MILES: 116,740
5 MILES: 330,864



MEDIAN HOUSEHOLD INCOME

1 MILE: \$91,658
3 MILES: \$101,761
5 MILES: \$100,557



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 1.8%
3 MILES: 1.1%
5 MILES: 1.0%



TOTAL BUSINESSES

1 MILE: 421
3 MILES: 2,544
5 MILES: 6,967



2025 TOTAL HOUSEHOLDS

1 MILE: 3,215
3 MILES: 35,743
5 MILES: 98,664



NUMBER OF EMPLOYEES

1 MILE: 4,383
3 MILES: 25,429
5 MILES: 64,939



MEDIAN HOME VALUE

1 MILE: \$371,887
3 MILES: \$392,170
5 MILES: \$395,787



VELOCITY
RETAILGROUP

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