

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



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



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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

91ST AVE & UNION HILLS SHOPPING CENTER

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

± 29,098 SF ANCHOR • ±1,045 TO 3,641 SF RETAIL/OFFICE SPACE AVAILABLE • FOR LEASE

± 38,526 SF PAD Available



For further information, contact:

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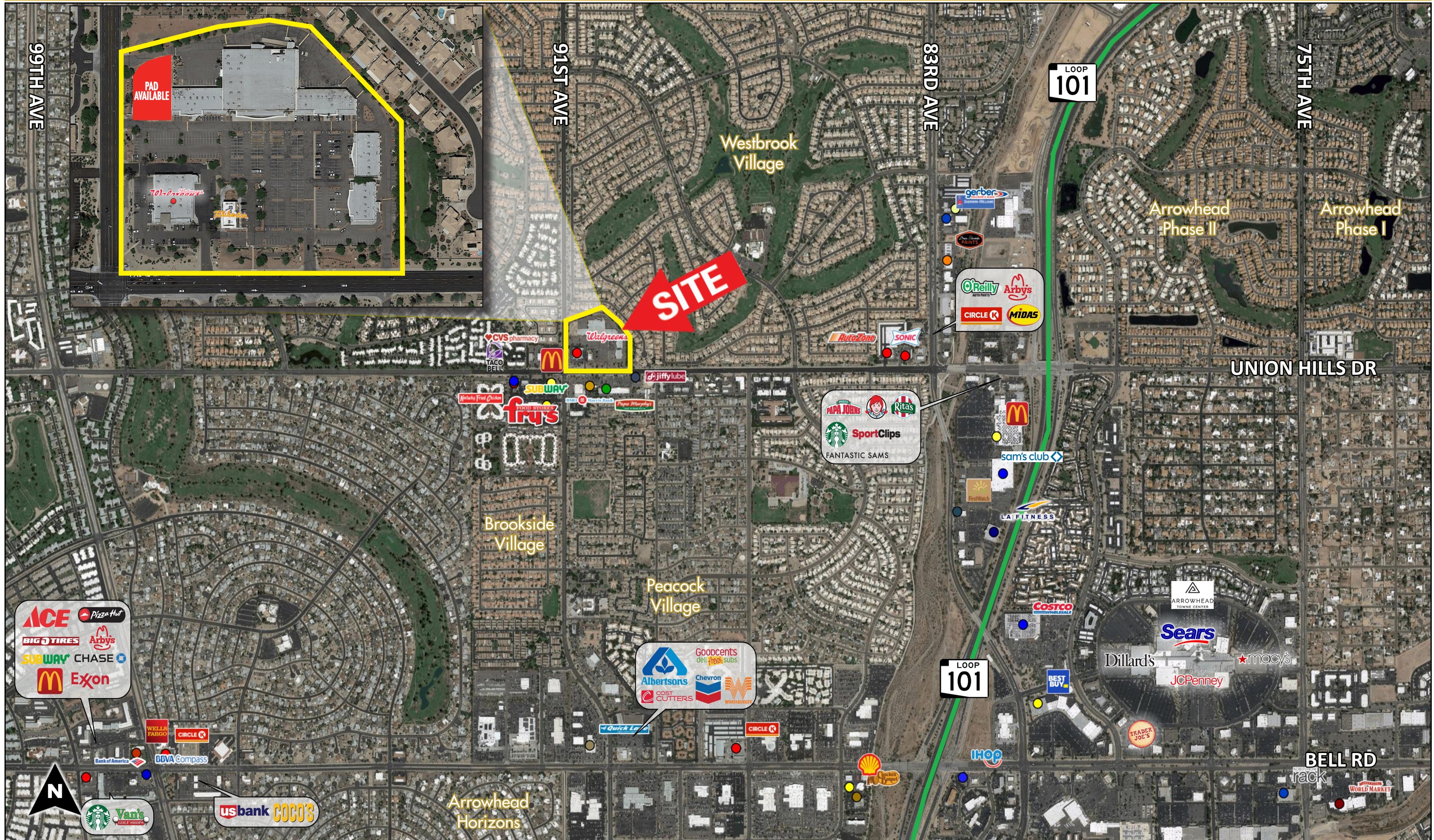
PROJECT HIGHLIGHTS

- FOR LEASE: ± 1,045 to 29,098 SF Retail/Office
- FOR SALE: ± 38,526 SF PAD
- ± 16,000 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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