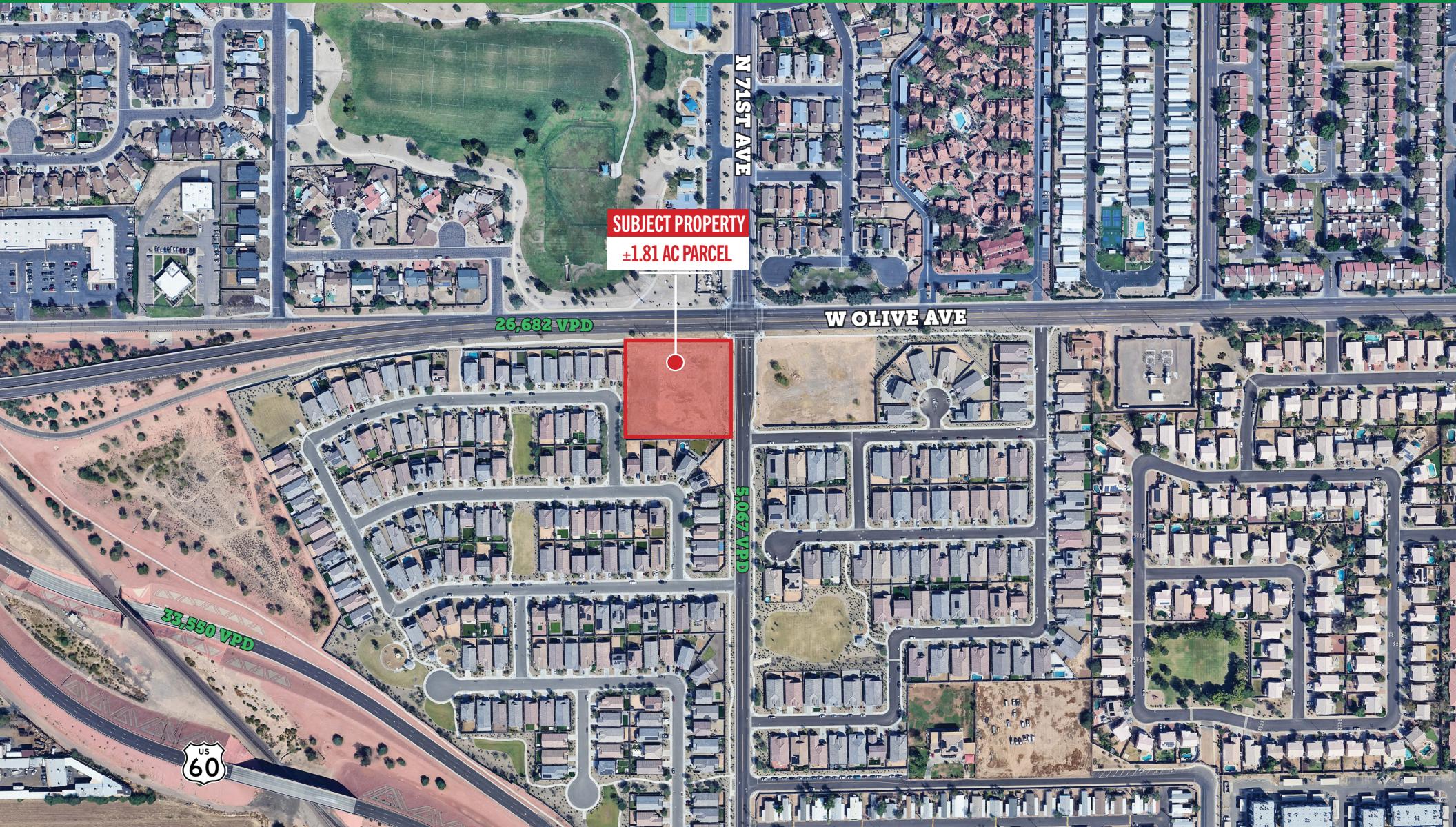


PEORIA LAND

±1.81 AC PARCEL AVAILABLE FOR SALE OR GL

SWC 71st Ave & Olive Ave | Peoria, AZ



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D **DIVERSIFIED**
PARTNERS
Nationwide Real Estate Services

PROPERTY HIGHLIGHTS

- ±1.81 Acre parcel available for sale or ground lease
- Zoned C-2 in Peoria
- Multiple connecting points to the US-60
- Terrible's gas station across the street opening in Q1 2026
- Excellent traffic counts on Olive Avenue
- Dense trade area
- Signalized hard corner



DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

	1 MILE	3 MILE	5 MILE
POPULATION	17,715	159,911	414,239
HOUSEHOLDS	6,387	55,912	149,658
AVG HH INCOME	\$82,582	\$94,602	\$92,928

MEDIAN HOME VALUE	\$338,950	8,373	309
	\$372,778	75,869	4,205
	\$368,535	212,607	11,807

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