

SUN CITY PROMENADE

10001 WEST BELL RD | SWC 99TH AVE & BELL RD | SUN CITY, ARIZONA



Suite 146 - 808 SF
2nd Gen
Barber Shop

Suite 125
1,053 SF

Suite 122
1,016 SF

Suite 111 - 1,655 SF
Vanilla Shell



99th Avenue
17,973 vpd

Bell Road
59,806 vpd

Bell Road



D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

SPACE AVAILABLE AT SUN CITY PROMENADE

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HIGHLIGHTS

- ± 808 - 1,655 SF Available for LEASE
- Monument signage
- 4 access points; ample parking
- Excellent visibility along Bell Road & 99th Avenue
- Located at one of Sun City's prominent intersections with an estimated 77,780 vpd
- Approximately 72,000 daytime employees within 3 miles
- Join national tenants: Verizon Wireless, Allstate, Miracle Ear & Van's Golf Shops

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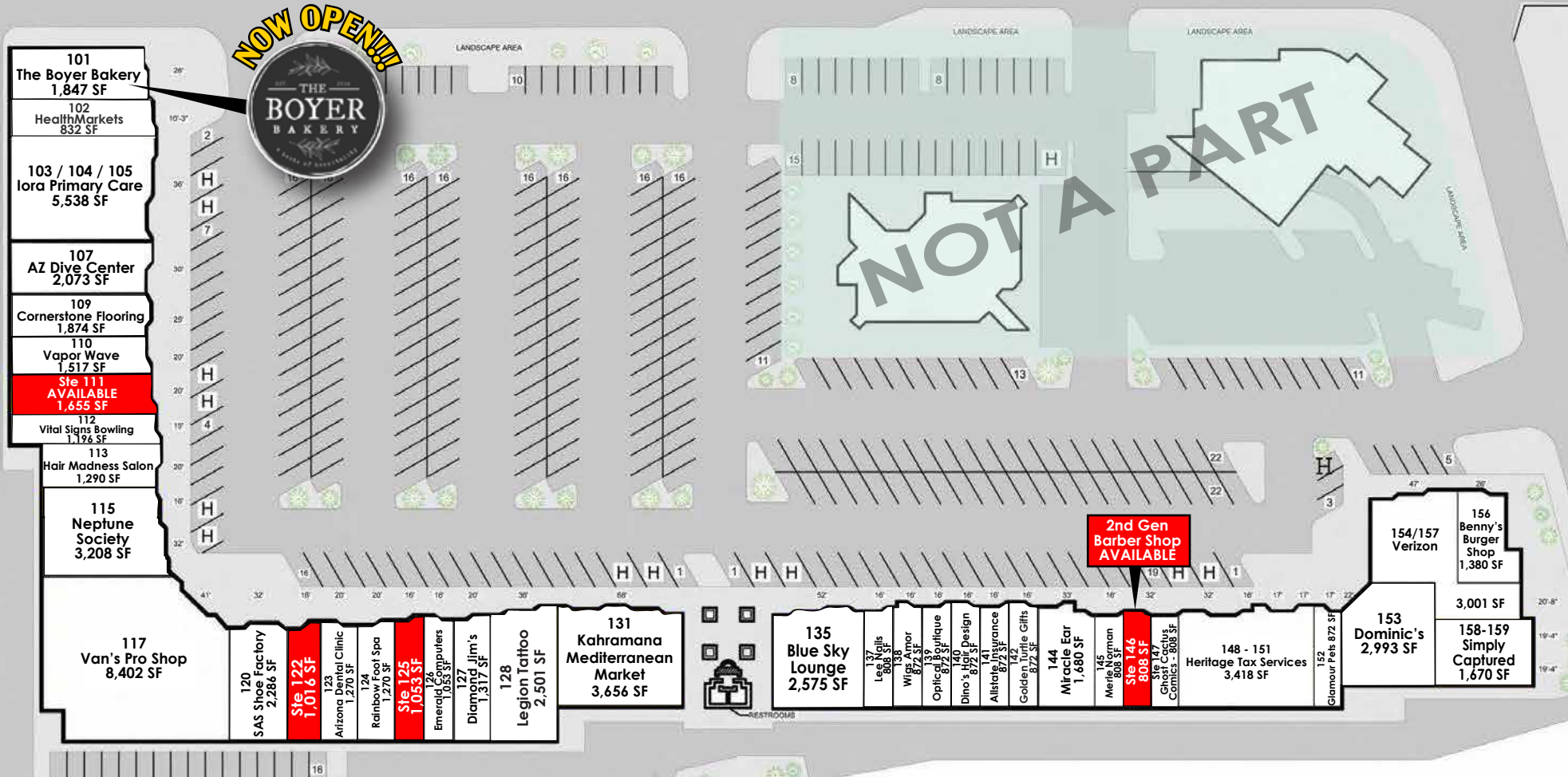


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2ND GENERATION RESTAURANT SPACE AVAILABLE

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DEMOGRAPHICS 2023

Source: SitesUSA

	1 MI	3 MI	5 MI
Estimated Population	9,199	90,724	281,055
Projected Population (2028)	9,352	94,016	292,291
Average HH Income	\$72,495	\$93,002	\$106,498
Daytime Population Age 16 Years or Over	9,142	71,123	168,936

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