

# SUN CITY PROMENADE

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



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.

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10001 West Bell Rd  
SWC 99th Ave & Bell Rd  
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## HIGHLIGHTS

- ✓ ± 872 - 3,656 SF Available for LEASE
- ✓ 4 access points; ample parking
- ✓ Excellent visibility along Bell Road & 99th Avenue
- ✓ Estimated 46,858 Households within a 3-mile radius
- ✓ Located at one of Sun City's prominent intersections with an estimated 60,337 vpd
- ✓ Approximately 74,199 daytime employees within 3 miles
- ✓ Join national tenants: Verizon Wireless, Allstate, Miracle Ear & Van's Golf Shops

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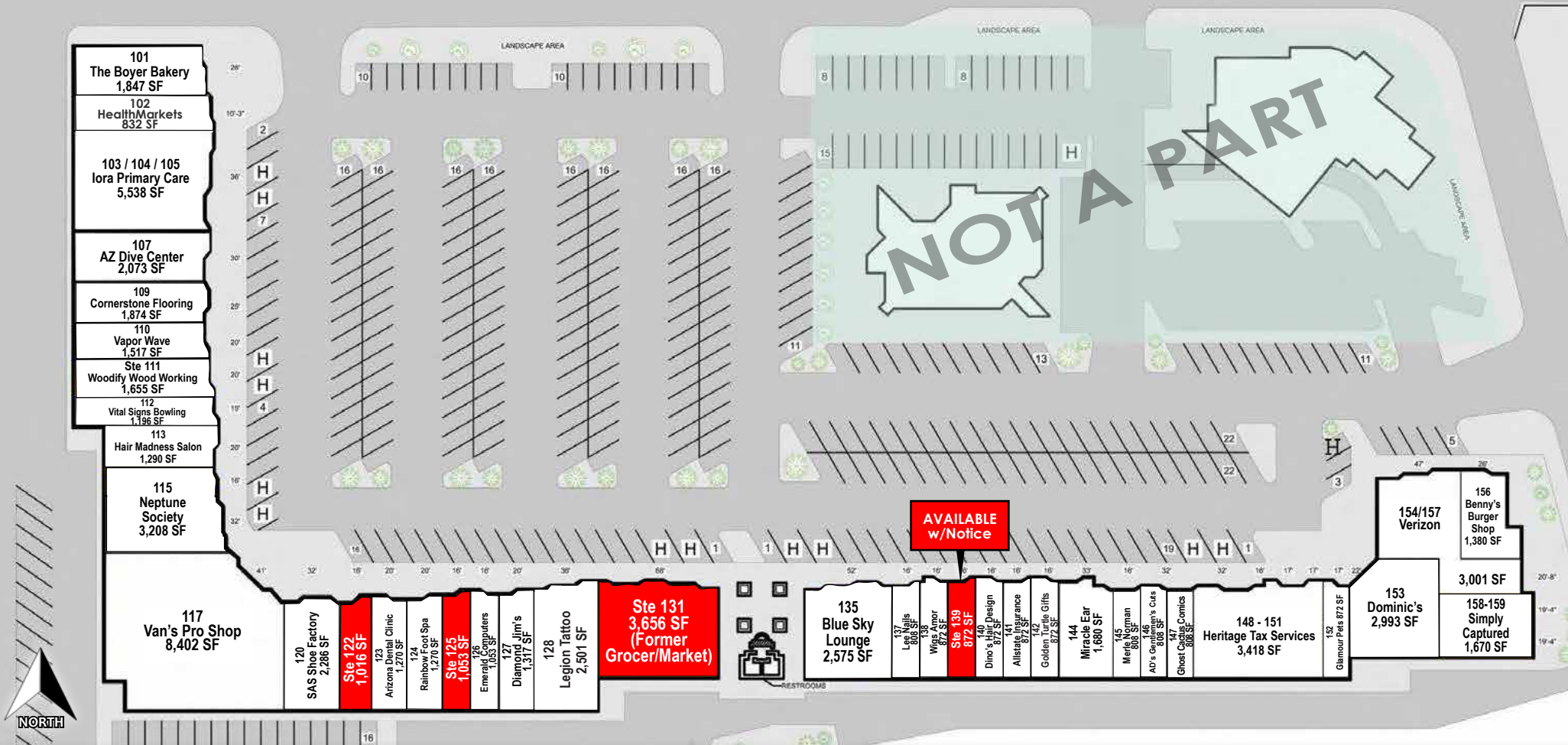
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**DIVERSIFIED PARTNERS**

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## DEMOGRAPHICS 2025

Source: SitesUSA

	1 MI	3 MI	5 MI
Estimated Population	8,896	92,180	283,773
Projected Population (2030)	8,440	89,702	277,072
Average HH Income	\$73,648	\$93,150	\$103,652
Daytime Population Age 16 Years or Over	8,976	73,313	175,840

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