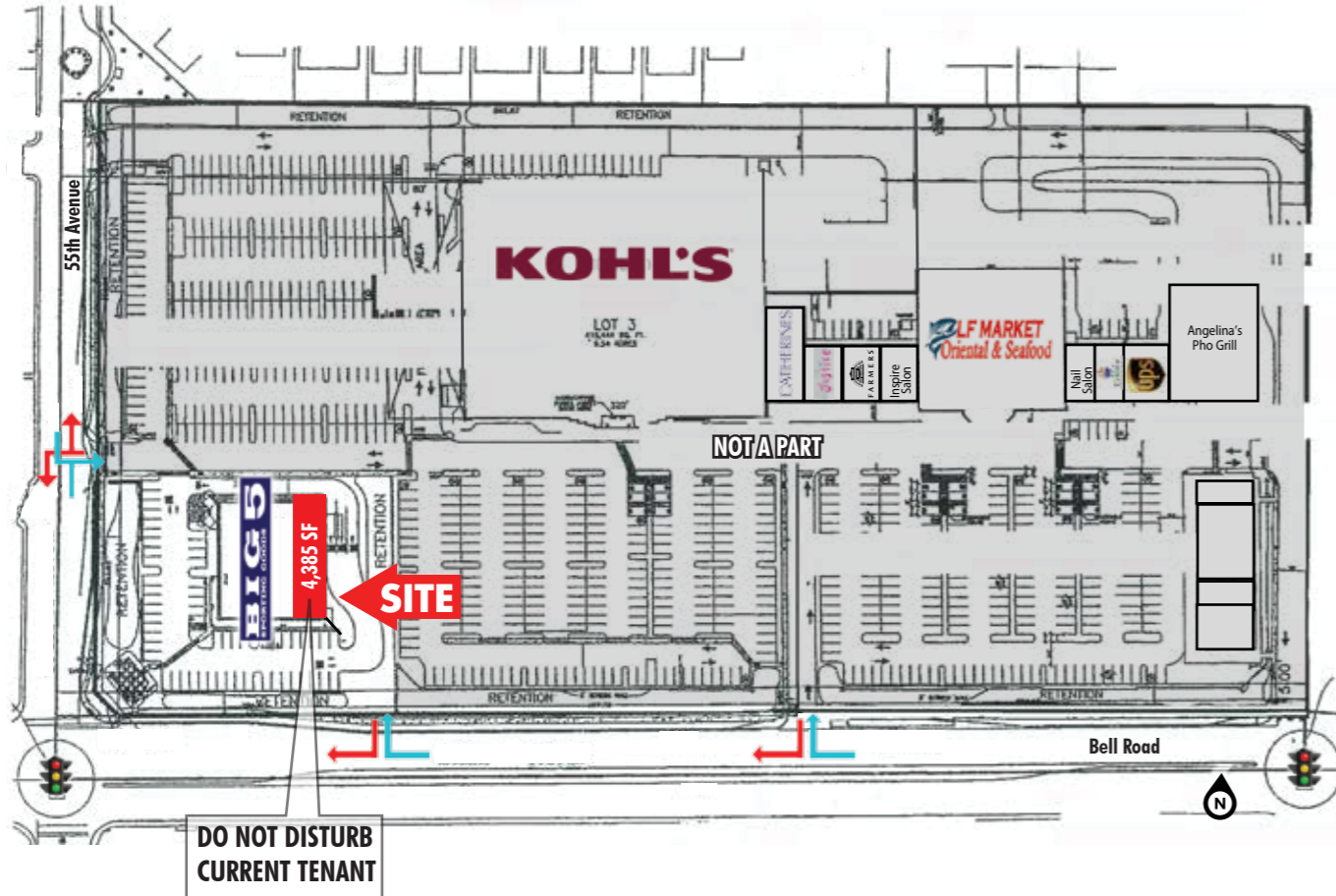


Northeast Corner of 55th Ave & Bell Rd - Glendale, Arizona



HIGH PROFILE END-CAP IN ARROWHEAD TRADE AREA

Northeast Corner of 55th Ave & Bell Rd - Glendale, Arizona

4,385 SF END-CAP WITH DRIVE THRU / GREAT FOR FOOD, RETAIL, SERVICE / FOR LEASE

DO NOT DISTURB CURRENT TENANT



For further information contact:

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PROJECT HIGHLIGHTS

- Dynamic Arrowhead trade area
- Highly visible end-cap fronting Bell Road - over 36,000 vpd
- Signalized intersection
- Average household income above \$90,000 within a 1 mile radius
- Nearly 120,000 within a 3 mile radius, with over 50,000 daytime employees

9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

- Join: **KOHL'S** **BIG 5** **LF MARKET** **Justice** **CATHERINES** **Edible**
- Tenants Nearby: **LA FITNESS** **Walmart SUPERCENTER** **WinCo FOODS**

DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	11,555	119,725	345,803
Projected Population (2022)	12,511	130,333	377,328
Estimated Avg. Household Income (2017)	\$94,878	\$85,724	\$81,732
Projected Avg. Household Income (2022)	\$109,902	\$99,151	\$94,334
Average Household Size (2017)	2.84	2.57	2.58
Total Daytime Employees (2017)	6,570	53,997	126,356
Median Age (2017)	40.3	38.6	38.0

TRAFFIC COUNTS (2017 Source: CoStar)

Bell Road	36,100
51st Avenue	23,446
Total Cars Per Day	61,442



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