

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



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	12,646	97,854	240,602
Projected Population (2022)	13,886	107,307	263,820
Estimated Avg. Household Income (2017)	\$67,968	\$85,896	\$84,138
Projected Avg. Household Income (2022)	\$77,525	\$99,017	\$96,719
Average Household Size (2017)	1.91	2.20	2.35
Total Daytime Employees (2022)	4,390	42,966	84,813
Median Age (2017)	54.8	48.2	45.3

**TRAFFIC COUNTS** (2017 Source: CoStar)

Union Hills Drive	24,685
91st Avenue	11,089
<b>Total Cars Per Day</b>	<b>35,774</b>



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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 AVENUE & UNION HILLS SHOPPING CENTER

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

29,098 SF ANCHOR | 1,045 SF - 8,351 SF RETAIL/OFFICE SPACE AVAILABLE | FOR LEASE

38,526 SF PAD FOR SALE



For further information contact:

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**PROJECT HIGHLIGHTS**

- Prime Northwest Phoenix trade area
- Also serving Sun City retirement community
- Co-tenants include:
- One mile just west of Agua Fria 101 Freeway
- Ample parking and easy ingress/egress
- Major tenants at the intersection are:



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