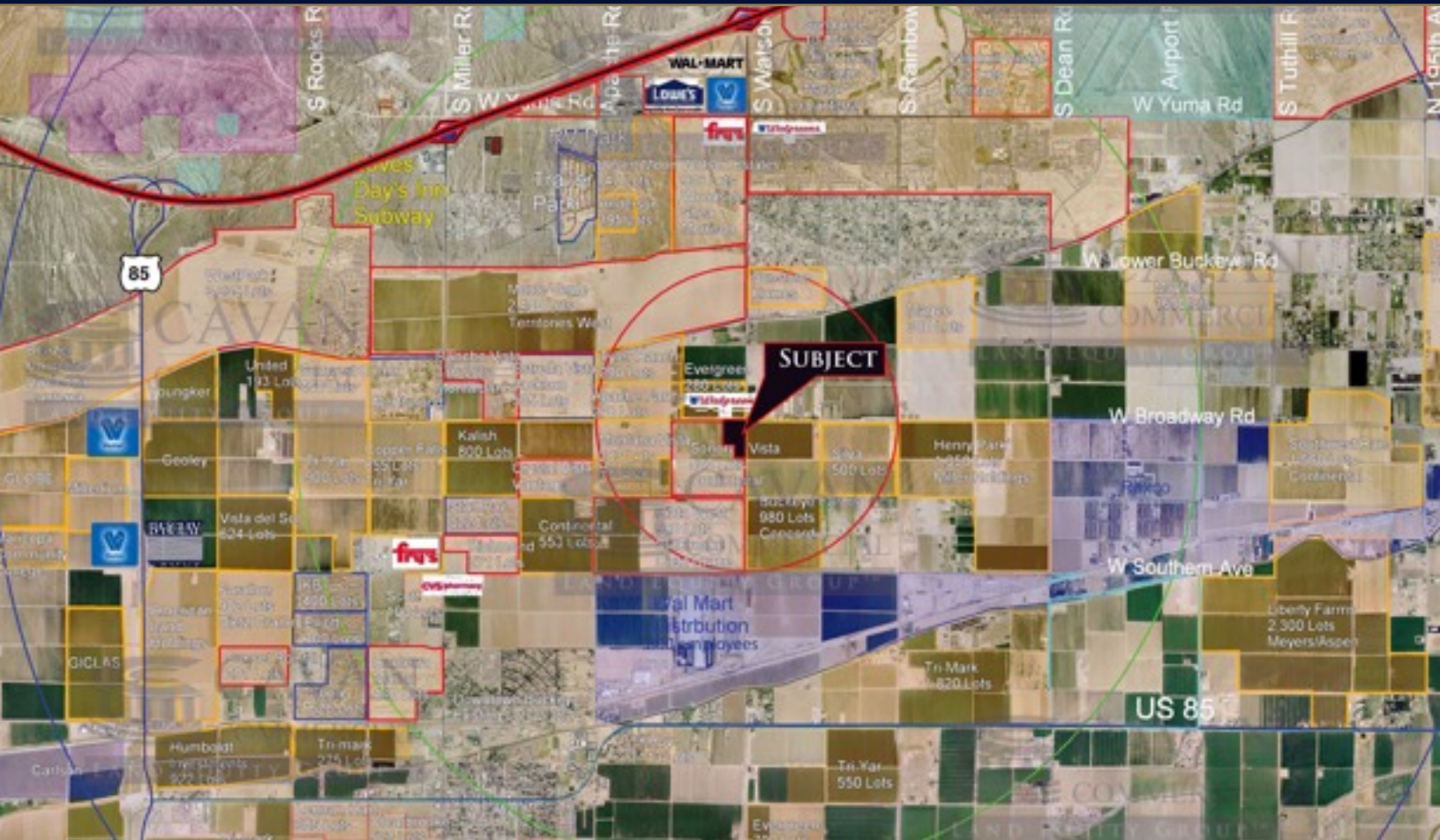


Broadway & Watson

SWC Broadway Road & Watson Road, Buckeye, AZ



Planned Grocer Anchored Center

PROPERTY INFORMATION

- ▶ Retail space and pads available.
- ▶ 18 acre site available for lease or Build-to-Suit.
- ▶ Potential site for a grocer or large regional anchor.
- ▶ Broadway Road is designated as the major east-west circulation route for Buckeye, AZ.
- ▶ 2,600 residential lots are planned or are under construction within a one mile radius of the center.
- ▶ Broadway & Watson is located in a vastly underserved retail market, providing growth potential for tenants.



INTERESTED?

For additional information please contact:

Diana Rinck
drinck@agoc.com

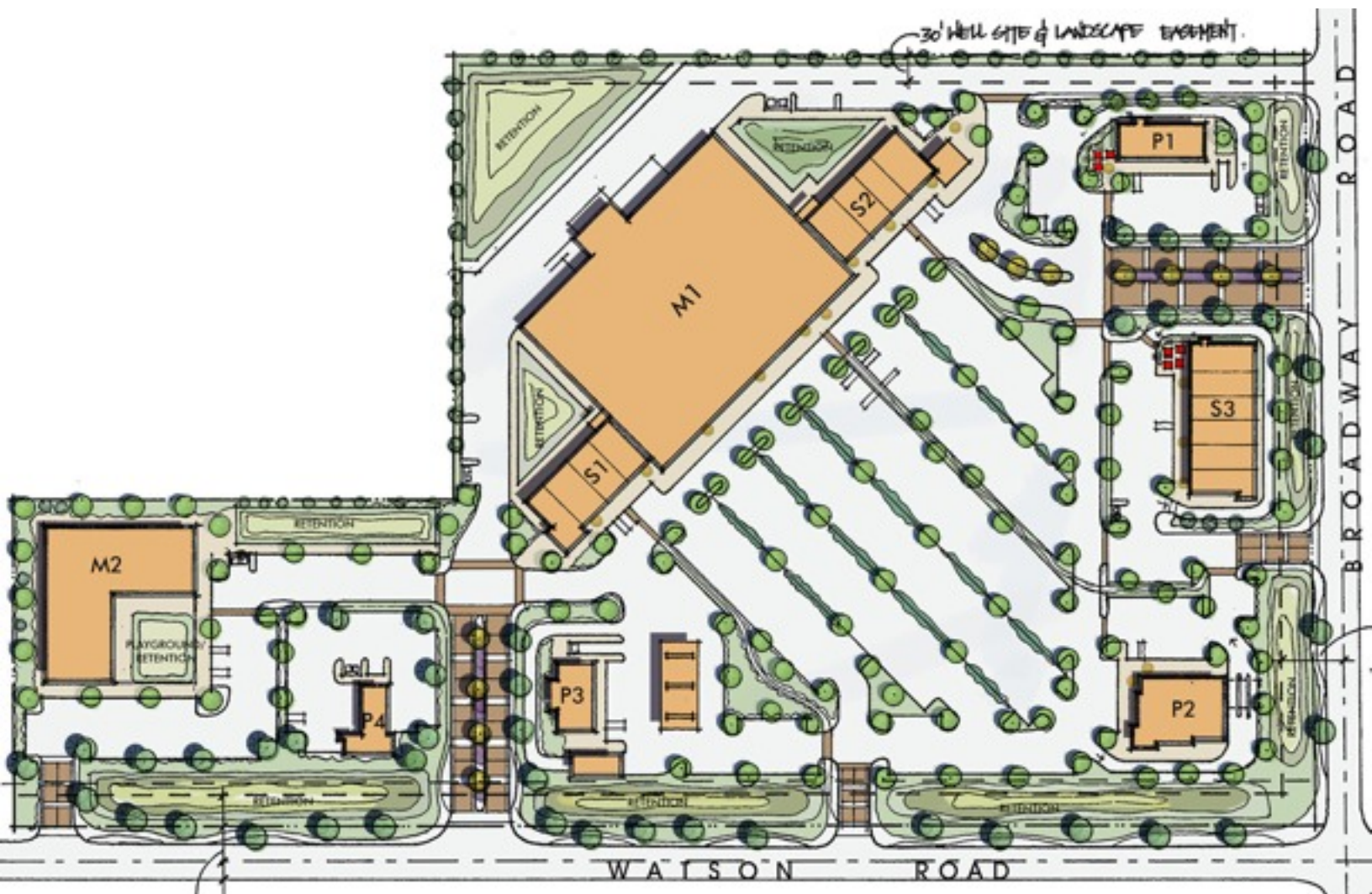


Armstrong Development Properties
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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Pittsburgh PA Phoenix AZ Dallas TX Sacramento, CA Tampa FL



	POPULATION (2011)	POPULATION (2016)	EST. MEDIAN AGE	EST. AVERAGE AGE	
3 MILES	25,112	29,166	30.89	33.30	3 MILES
5 MILES	35,539	41,191	31.14	33.30	5 MILES
	MED. H.H. INCOME	AVG. H.H. INCOME	TRAFFIC COUNTS	2009	
3 MILES	\$51,421	\$65,552	Broadway Road	6,775	CHEVRON
5 MILES	\$49,992	\$64,561	Watson Road	11,173	CHEVRON

All information furnished regarding properties for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted to errors, omissions, change of price, lease, sale or other conditions, or withdrawal without notice.



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