

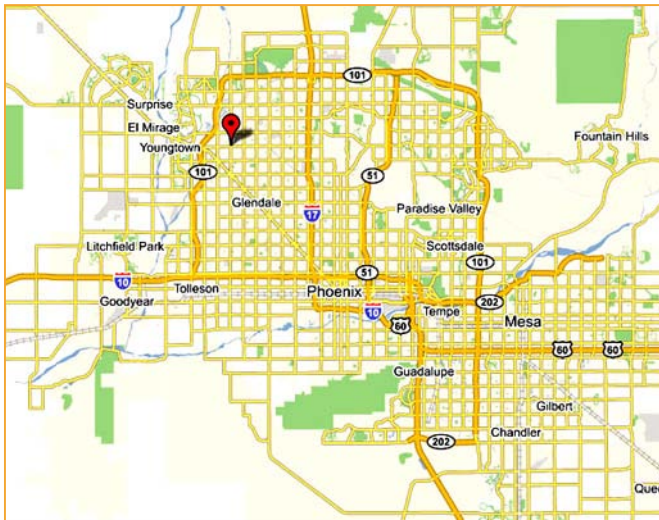


# NWC Cactus Road & 75th Avenue

Peoria, Arizona



## Commercial Pad Available



- 1.14 acre commercial pad available for sale.
- Site is anchored by a CVS Pharmacy & Ace Hardware.
- Located two (2) miles east of the Agua Fria Freeway (Loop 101).
- Infill 4-corner retail intersection featuring a grocer anchored center on the SWC and a Fry's anchored center on the SEC.
- The site layout provides superior visibility from two high traffic arterials.
- Strong demographics with high populations & incomes in the mature Peoria trade area.
- \$600,000 sale - pad ready

For additional information please contact:

Diana Rinck

[drinck@agoc.com](mailto:drinck@agoc.com)

2121 W. Chandler Blvd.

Suite 106

Chandler, AZ 85224

602.385.4100

602.385.4101

[www.armstrongdev.com](http://www.armstrongdev.com)

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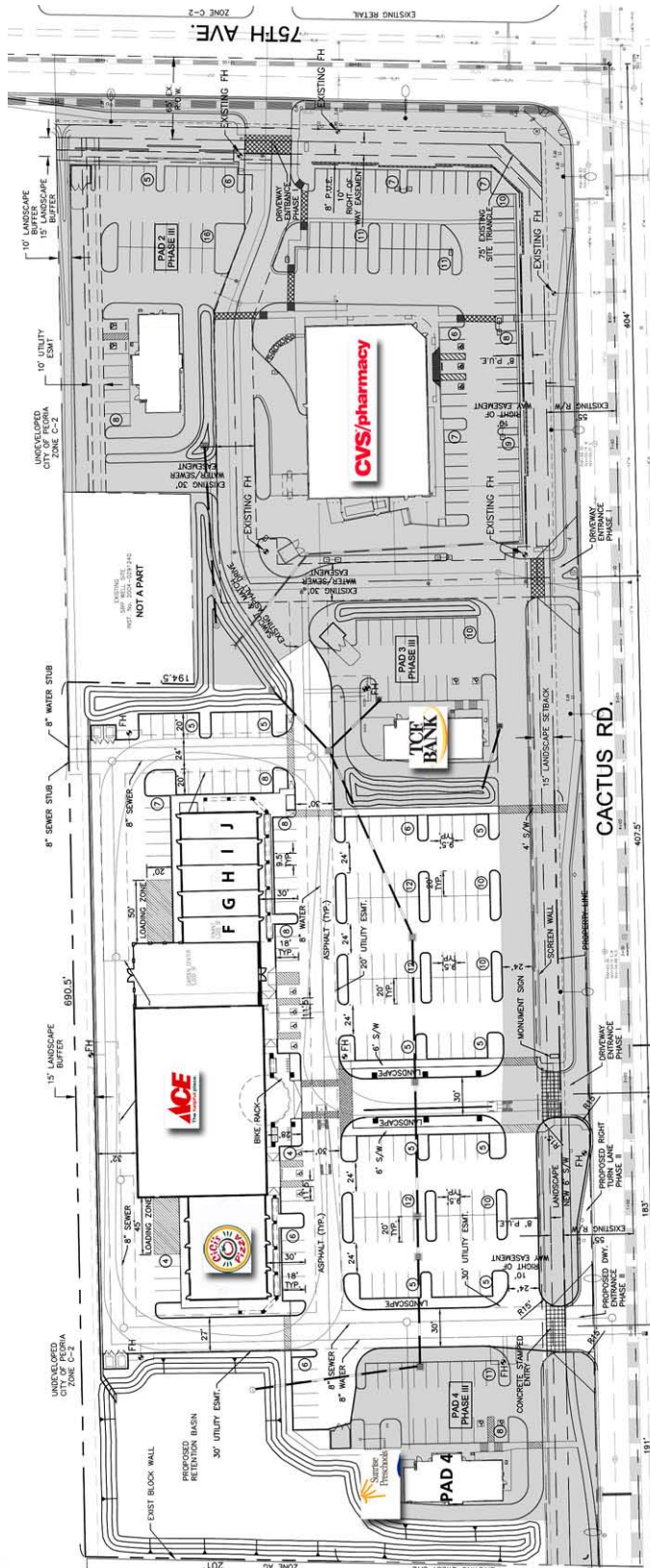
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## 2007 Demographics 1 mile

Population	19,441
Population (2012)	20,481
Est. Median Age	32.52
Est. Average Age	33.20
Households	6,069
Households (2012)	6,367
Med. HH Income	\$65,822
Avg. HH Income	\$79,001

## 2007 Demographics 3 mile

Population	130,421
Population (2012)	140,888
Est. Median Age	34.10
Est. Average Age	35.49
Households	46,451
Households (2012)	50,169
Med. HH Income	\$55,981
Avg. HH Income	\$66,896

## 2007 Demographics 5 mile

Population	336,662
Population (2012)	360,896
Est. Median Age	37.18
Est. Average Age	38.73
Households	127,792
Households (2012)	136,331
Med. HH Income	\$50,375
Avg. HH Income	\$61,989

## Traffic Counts Chevron 2006

Cactus Road	26,900 ADT
75th Avenue	24,600 ADT



Side elevation view



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