Hard Corner Pad Available For Lease
Fletcher Heights Marketplace

NEC 83rd Ave & Lake Pleasant Pkwy | Peoria, AZ

PROPERTY HIGHLIGHTS

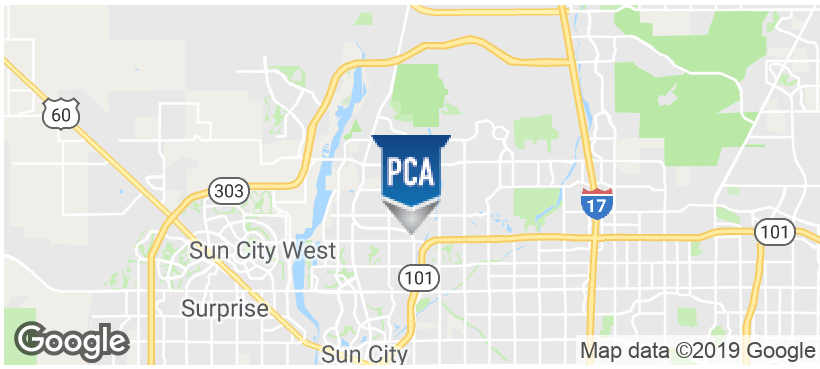
- In Fletcher Heights Marketplace (±112,600 SF)
- ±54,785 SF (±1.26 AC) Available
- Excellent Ground Lease opportunity
- 450 parking spaces

TRAFFIC COUNTS

N: ±10,554 VPD (NB/SB)	S: N/A
E: ±28,330 VPD (EB/WB)	W: ±19,853 VPD (EB/WB)

**Peoria 2015 & 2016*

JOIN



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population:	13,321	95,914	225,114
2023 Population:	13,739	101,925	241,004
2018 Median HH Income	$79,561	$73,762	$70,738
2018 Daytime Population	10,088	97,685	204,006
Workers	3,544	46,999	83,134
Residents	6,544	50,686	120,872

**ESRI 2018 Estimates*

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

Zachary Pace
602.734.7212
zpace@pcaemail.com

Michelle Gatti
602.734.7205
mgatti@pcaemail.com

Greg Laing
602.734.7207
glaing@pcaemail.com

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