

HIGH PROFILE SPACE AVAILABLE

SEC 99th Ave & McDowell Rd
Tolleson, AZ



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CROSSROADS
@
TOLLESON

PROPERTY

Overview

PROPERTY SIZE

±11.877 acres

AVAILABLE SPACES

±1,975 SF
±1,170 SF coming available 3/1/2020

ZONING

C-2, general commercial district

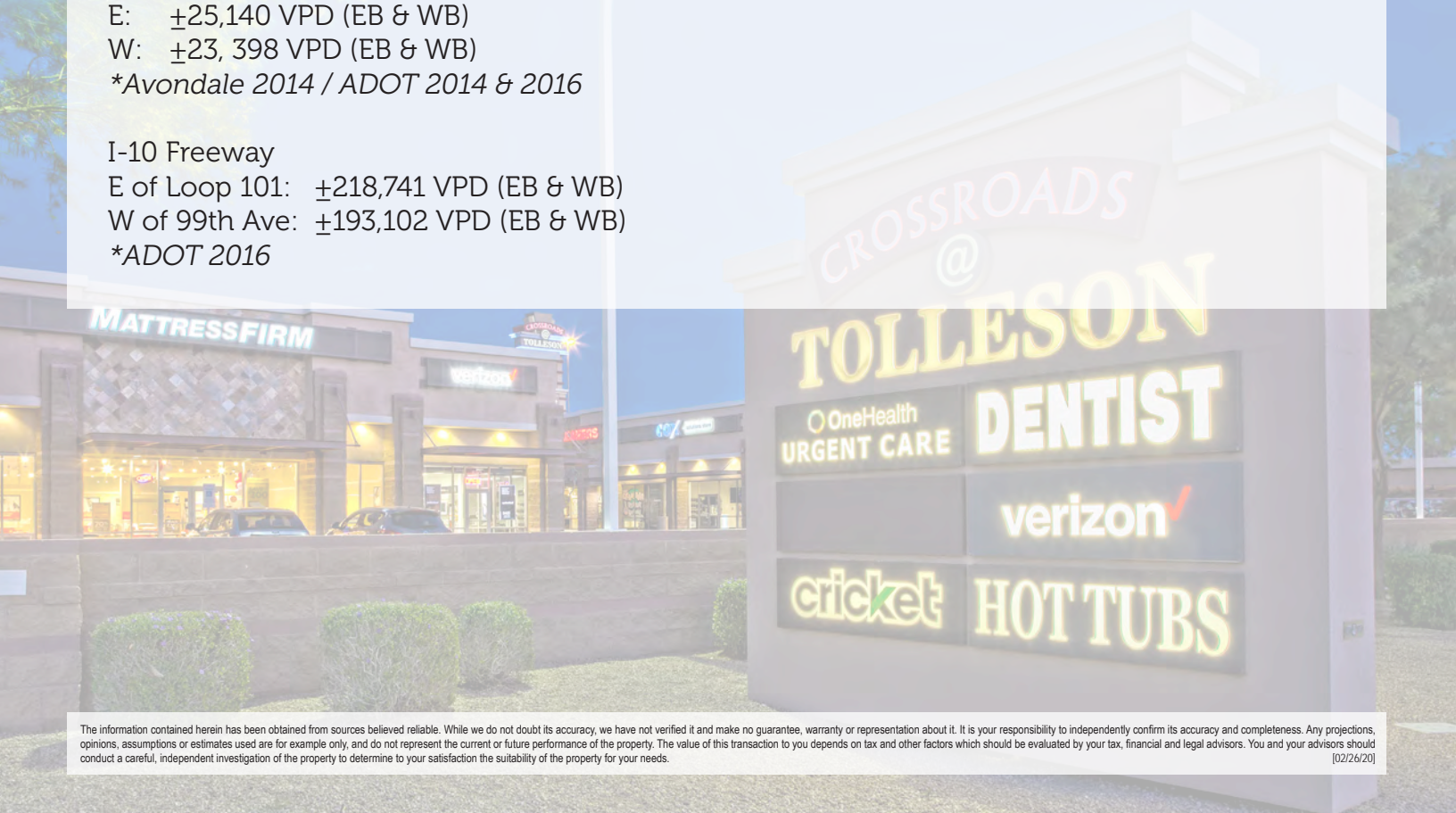
TRAFFIC COUNTS

99th Ave & McDowell Rd
N: ±12,366 VPD (NB & SB)
S: ±32,853 VPD (NB & SB)
E: ±25,140 VPD (EB & WB)
W: ±23,398 VPD (EB & WB)
**Avondale 2014 / ADOT 2014 & 2016*

I-10 Freeway
E of Loop 101: ±218,741 VPD (EB & WB)
W of 99th Ave: ±193,102 VPD (EB & WB)
**ADOT 2016*

PROPERTY HIGHLIGHTS

- Located at the SEC of 99th & McDowell, at the connection of two major highways, the I-10 & Loop 101
- This regional shopping center serves the residents of Avondale, Phoenix, Glendale & Litchfield
- Regional shopping destination with powerful co-tenancy at the intersection
- Two (2) 90 foot high pylon signs facing the I-10 and Loop 101
- 2nd highest traffic count in the state of Arizona with over 387,000 cars per day



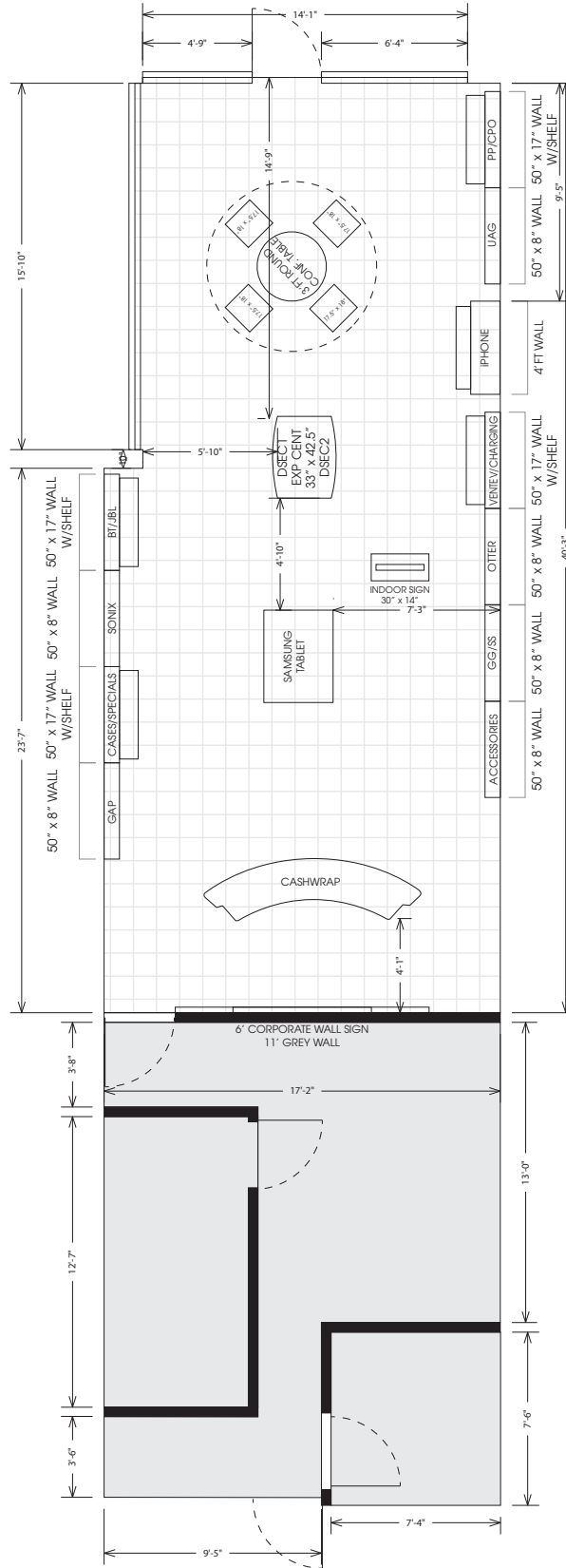
MCDOWELL RD

99TH AVE



FLOOR PLAN

1,170 SF







SEC 99th Ave & McDowell Rd
Tolleson, AZ





±218,741 VPD



±136,458 VPD



±193,102 VPD

CARMAX

MCDOWELL RD

±25,140 VPD

99TH AVE

±32,853 VPD



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LISTED BY

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