

PECAN PROMENADE

TOLLESON, ARIZONA



For Lease / NEC 99th Avenue & Lower Buckeye Road

WE ARE
THE CENTER
OF RETAIL



CUSHWAKERETAIL.COM

PECAN PROMENADE

TOLLESON, ARIZONA

RETAIL SPACE

1,274 SF - 7,007 SF

RENT

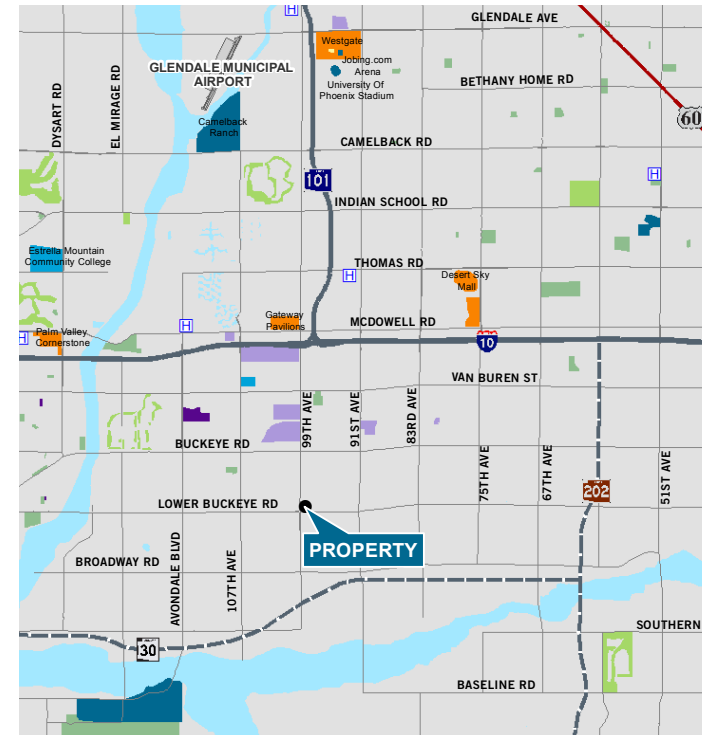
Call for Rates

NEIGHBORING TENANTS

Target, Ross, LA Fitness, Chase Bank

COMMENTS

- High profile Target Anchored Center
- Good Daytime Traffic with LA Fitness, Target and National Soft Goods Retailers
- Close Proximity to Large Distribution Centers with Heavy Employment
- Perfect for Vitamin Shop, Pool Supply, Accountant, Home Improvements, Restaurant or Apparel



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS
1 Mile	14,086	\$76,698	3,697
3 Miles	66,504	\$69,750	10,103
5 Miles	185,416	\$65,243	52,793

TRAFFIC COUNTS

- North on 99th Ave from Lower Buckeye Rd 17,000 VPD
- South on 99th Ave from Lower Buckeye Rd 8,489 VPD
- East on Lower Buckeye Rd from 99th Ave 13,887 VPD
- West on Lower Buckeye Rd from 99th Ave 9,127 VPD

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TENANT	SIZE
LA Fitness	27,564
Manhattan Pizza	2,000
Advantage Realty Consultants	2,600
Vacant	1,406
FastMed	2,811
Curo Health Services	1,400
Finish Touch Dry Cleaner	1,200
Supercuts	1,080
Hahn Tran Nails	1,600
Sally Beauty Supply	1,400
Shoe Show	7,007
Vacant	7,007
Kirkland's	10,000
Dollar Tree	10,000
Ross Dress for Less	30,187
Nail Salon	2,000
Sunrise Donuts	1,370
Smoke Shop	1,365
Vacant	1,365
Viva Mexican Grill	2,730
National Vision	3,369
Vacant	3,800
Dickey's BBQ	2,200
Pacific Dental Services	3,200
Vacant	1,274
StateFarm	1,274
Tasty Asian Kitchen	1,500
Pizza Hut	1,500
Subway	1,400
AT&T / Go Wireless	1,600
McDaniel Vet Services	1,233
T-Mobile	1,200
Starbucks	1,776

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