



**PREMIERE RESTAURANT
SPACE AVAILABLE**

Southwest Corner of McDowell Road & 99th Ave
Tolleson, Arizona

Joe Hoyer
602.682.8163
joe.hoyer@velocityretail.com



PREMIER RESTAURANT SPACE AVAILABLE



◆ ±30,269 SF BOX SPACE AVAILABLE FOR LEASE (DIVISIBLE)

Property Highlights

- Located at the SWC of 99th & McDowell, at the connection of two major highways, the I-10 & Loop 101
- Regional shopping destination with powerful co-tenancy at the intersection
- ± 2,600 SF former Pieology space available on the hard corner
- Includes full kitchen, hood system and walk-in w/ FF&E
- ± 1850 SF Dickey's BBQ space available w/ notice
- ± 7,500 SF available next to Boot Barn Grey Shell space

Traffic Counts

McDowell Rd	37,027 CPD
99th Ave	40,388 CPD
Total	77,415 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,242	116,740	330,864
Estimated Households	3,215	35,743	98,664
Avg Household Income	\$91,658	\$101,761	\$100,557
Daytime Population	4,383	25,429	64,939

Source: SitesUSA

Nearby Tenants

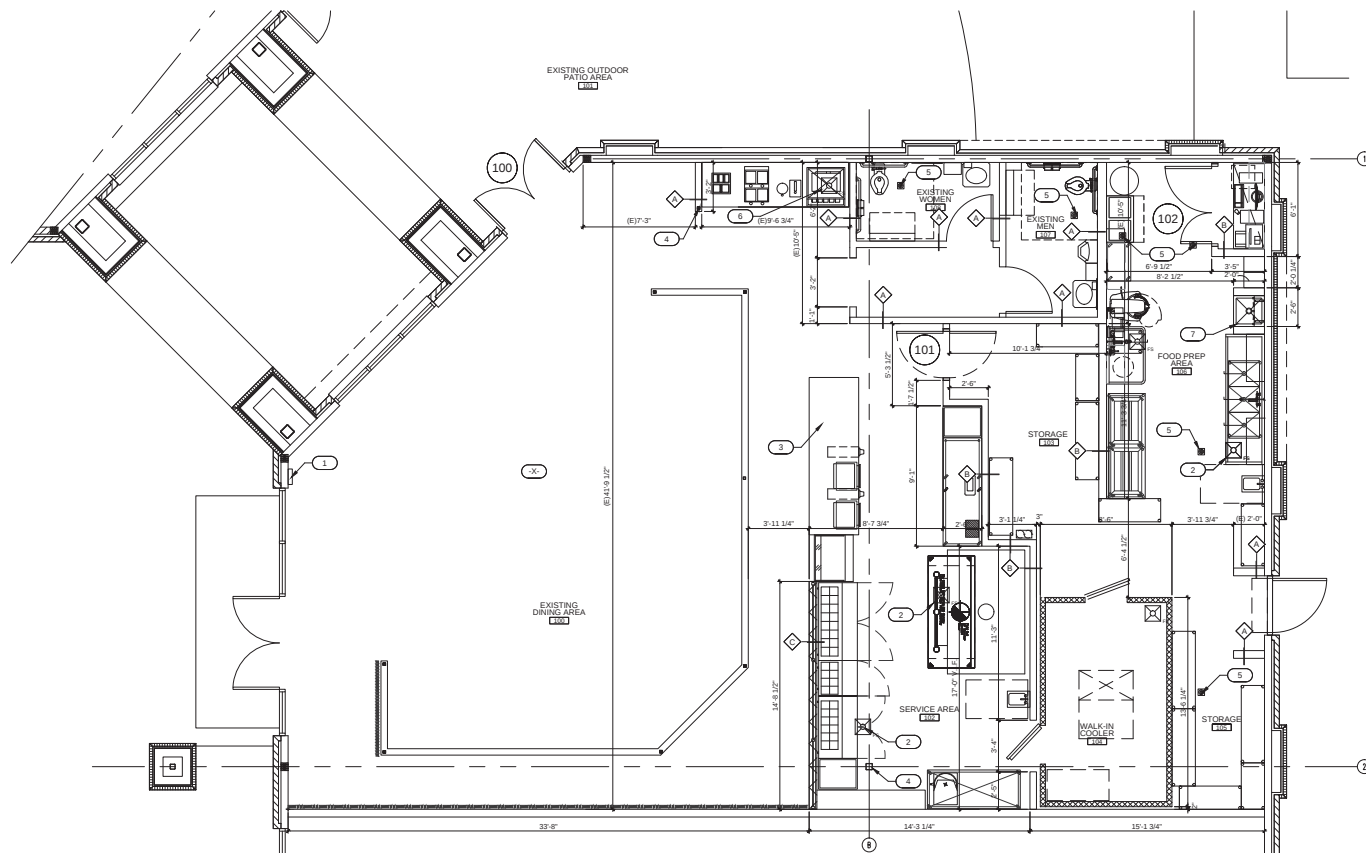


Joe Hoyer
602.682.8163
joe.hoyer@velocityretail.com





FORMER PIEOLOGY FLOORPLAN



Joe H. Hoye Saved on 11/11/2014 4:23 PM



DEMOGRAPHICS



2025 POPULATION

1 MILE: 9,242
3 MILES: 116,740
5 MILES: 330,864



MEDIAN HOUSEHOLD INCOME

1 MILE: \$91,658
3 MILES: \$101,761
5 MILES: \$100,557



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 1.8%
3 MILES: 1.1%
5 MILES: 1.0%



TOTAL BUSINESSES

1 MILE: 421
3 MILES: 2,544
5 MILES: 6,967



2025 TOTAL HOUSEHOLDS

1 MILE: 3,215
3 MILES: 35,743
5 MILES: 98,664



NUMBER OF EMPLOYEES

1 MILE: 4,383
3 MILES: 25,429
5 MILES: 64,939



MEDIAN HOME VALUE

1 MILE: \$371,887
3 MILES: \$392,170
5 MILES: \$395,787



2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Joe Hoye

602.682.8163

joe.hoye@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

