

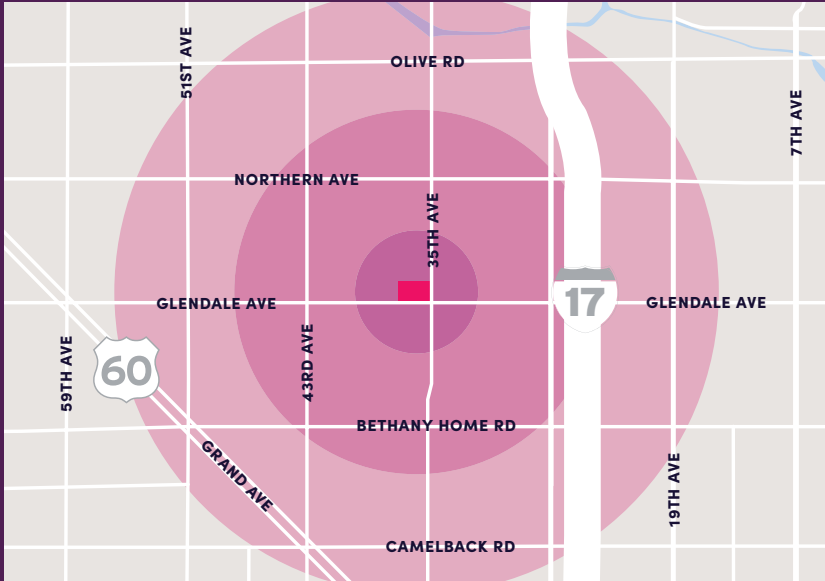


NWC 35TH AVE & W. GLENDALE AVE.
3542 W. GLENDALE AVE., PHOENIX, AZ 85051

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PALM GLEN

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POPULATION 2024

1 MILE	22,542
3 MILES	202,709
5 MILES	526,398



AVERAGE HOUSEHOLD INCOME 2024

1 MILE	\$89,315
3 MILES	\$80,095
5 MILES	\$88,668



TRAFFIC COUNTS **81,053**
CARS PER DAY



asirei.com
BROKER #BR633759000

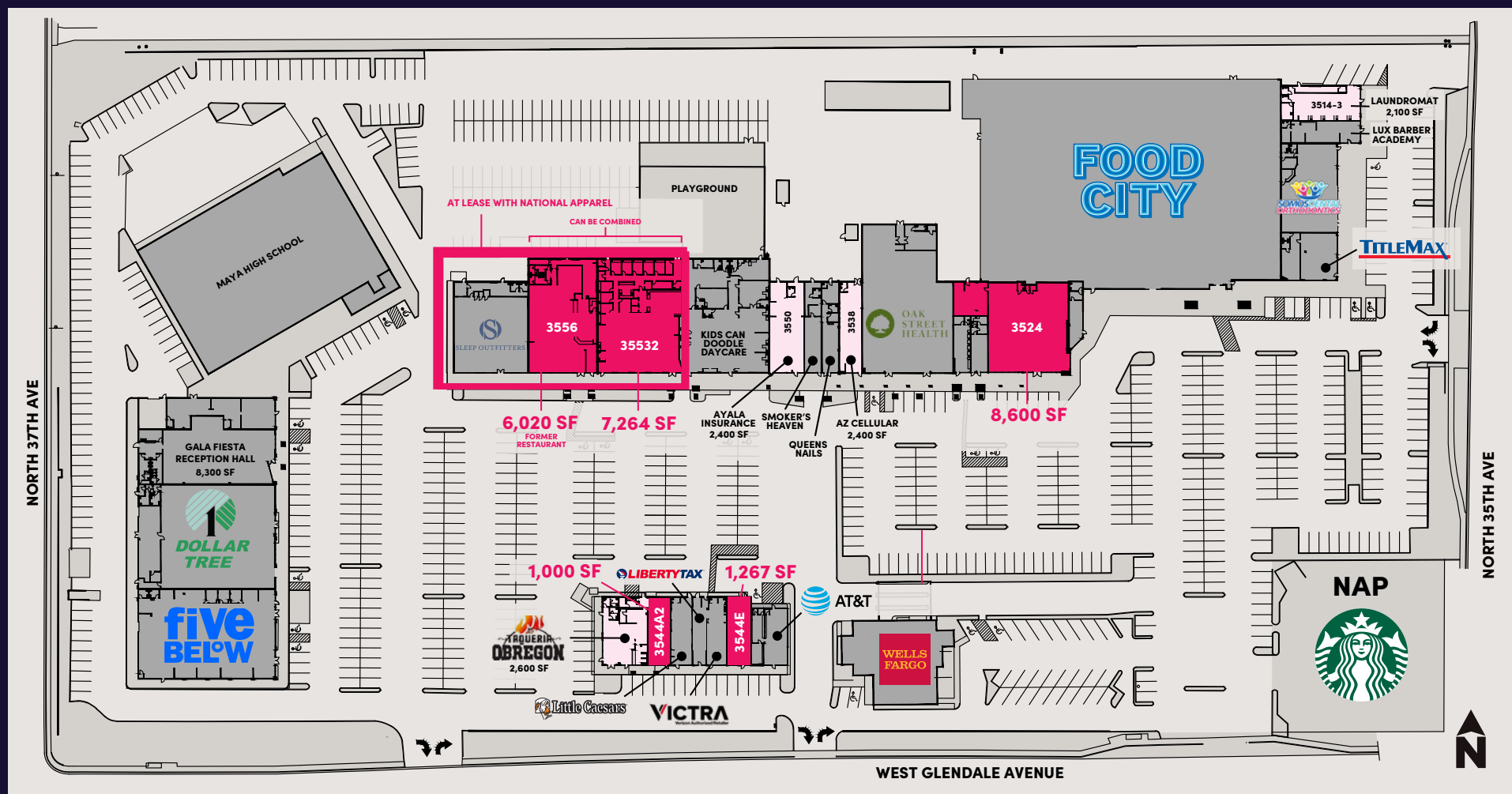
Palm Glen is a thriving environment for your business.

HIGHLIGHTS

- Busy Neighborhood Shopping Center with anchors including Food City, Dollar Tree, Aaron's, and Wells Fargo
- Just signed: Advanced Auto Parts and ATL Wings
- #5 Food City in Phoenix
- Very dense trade & residential area with high employment
- Located at a busy intersection with two shopping centers that draw over 1.5M customers per year
- 1 mile West of I-17 FWY
- 2 miles North of Grand Canyon University
- Junior anchor opportunities available

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.

UNIT	SF
3544A-1	2,600
3556	6,020

UNIT	SF
3544E	1,267

UNIT	SF	UNIT	SF
3556	8,300	3544A2	8,300
35532	7,264		

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