

RETAIL FOR LEASE

New River Plaza Phase II

19027 N. 83rd Ave. NNEC 83rd Ave. & Union Hills

RENT CONCESSIONS & TENANT IMPROVEMENT MONEY AVAILABLE



Space Available:

3,573± Sq. Ft.

5,078± Sq. Ft.

Rate:

\$22 per Sq. Ft. NNN

Zoning:

PAD City of Peoria

Traffic Counts:

44,480± Vehicles per day on 83rd Ave.

2008 Demographics:

Population:

Avg. Household Income:

Highlights:

- ✦ High Traffic Counts on Six Lane 83rd Ave
- ✦ Tremendous Visibility
- ✦ Going Home Side of the street
- ✦ Just North of Arrowhead Mall
- ✦ Close to 101 Freeway
- ✦ Join Dunn Edwards Paints



1 Mile

14,166

\$100,975

3 Mile

105,846

\$95,126

5 Mile

238,052

\$89,813



Offered by:

Matt Schrauth at 602.956.6060 Ext. 103 matt@omni-realestate.com

Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, lease and withdrawal without notice, as well as other conditions.

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(NNEC 83RD AVENUE & UNION HILLS)



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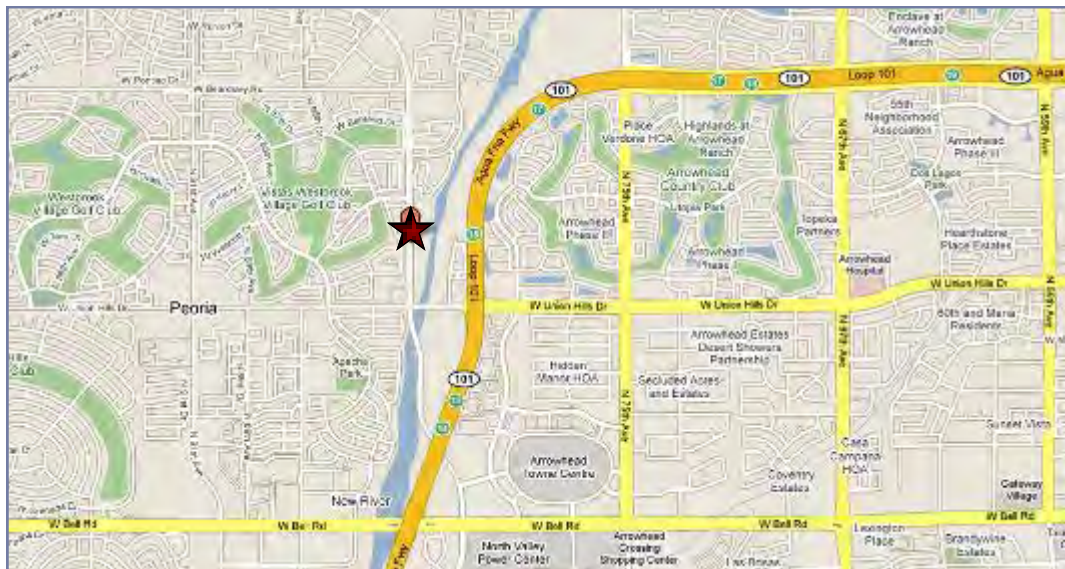
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