

For Lease

SEC Bell Rd & 75th Ave | Peoria, AZ



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Property Specifications

SPACE AVAILABLE

±1,900 SF

ZONING

C-2, City of Peoria



About the Property

- Former ±1,900 SF Dickey's Barbeque Pit space available
- One of the highest volume intersections of retail GLA, over 3M SF, in the Phoenix metro
- Excellent access from Loop 101, Bell Road, and 75th Avenue
- Significant traffic with at the intersection
- Subject site is across the street from the Arrowhead Mall, one of the highest sales volume malls in Phoenix Metro
- Major retailers in the area include: Dick's Sporting Goods, Dillard's, JCPenney, Macy's, Costco, AMC Theatres, Trader Joe's, Target, and Forever 21

Traffic Counts

75th Avenue, N of Site	42,292 VPD
Bell Road, adjacent to Site	42,295 VPD
Bell Road, W of Site	57,583 VPD
75th Avenue, S of Site	47,042 VPD

Year: 2025 | Source: ADOT

Join These Retailers

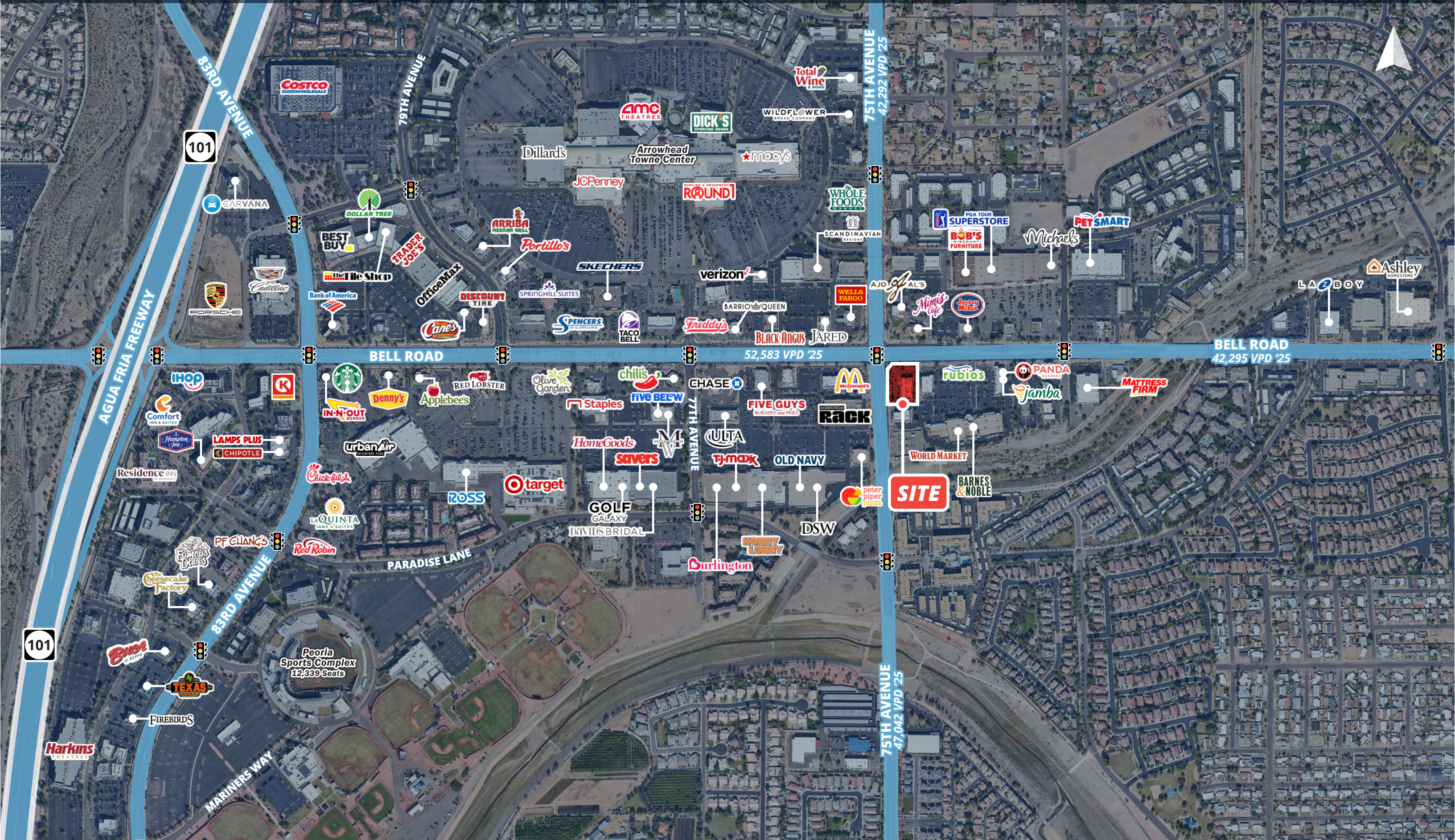


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16955 North 75th Avenue, Suite 110 | Peoria, Arizona 85382



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Area Snapshot

1 MILE

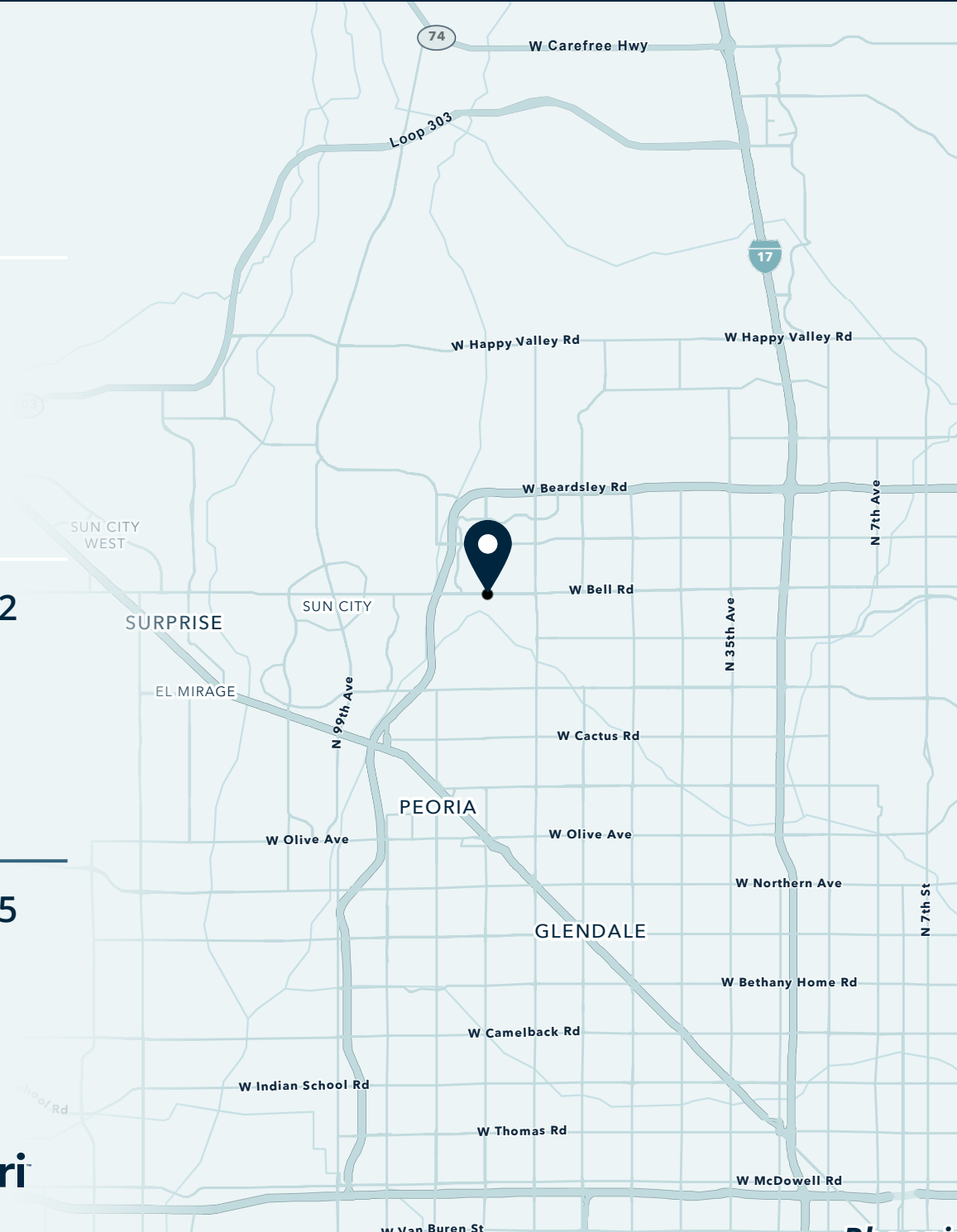
11,519 2025 Population	13,006 2030 Population	\$114,116 Average Household Income	19,715 Daytime Population
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3 MILES

111,585 2025 Population	112,904 2030 Population	\$116,610 Average Household Income	119,082 Daytime Population
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5 MILES

309,853 2025 Population	314,211 2030 Population	\$112,192 Average Household Income	295,165 Daytime Population
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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