



±168,942 CPD



±27,798 CPD

±27,354 CPD

±835 SF AVAILABLE

99TH AVE

MCDOWELL RD

±86,813 CPD



CROSSROADS AT TOLLESON

SEC of McDowell Road & 99th Avenue
Tolleson, Arizona

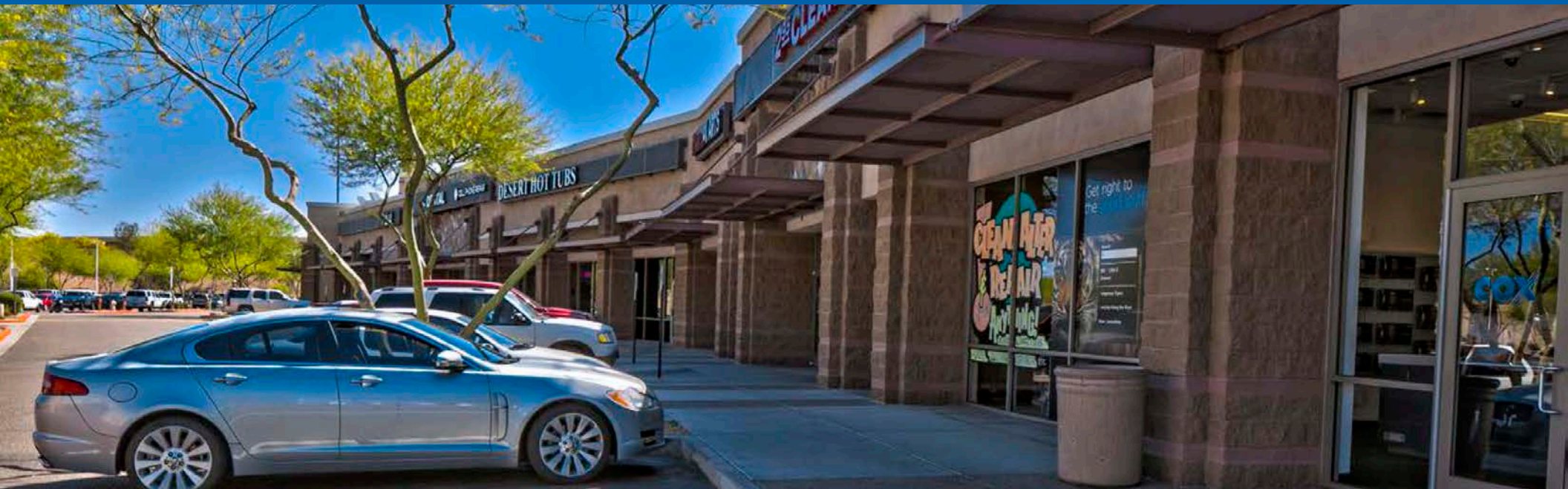
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◆ LAST RETAIL SUITE & ±6,000 SF DEMISABLE SHOPS

Property Highlights

- New ±835 SF suite available
- New Sprouts open across the street
- Located at the SEC of 99th & McDowell, at the connection of two major highways, the I-10 & Loop 101
- This regional shopping center serves the residents of Avondale, Phoenix, Glendale & Litchfield
- 90 foot high pylon sign facing the I-10 and Loop 101
- 2nd highest traffic count in the state of Arizona with over 387,000 cars per day passing site

Traffic Counts

McDowell Rd	27,354 CPD
99th Ave	27,798 CPD

Total **55,152 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	11,495	121,838	344,318
Estimated Households	3,873	37,724	103,459
Med Household Income	\$102,975	\$107,536	\$104,625
Daytime Population	4,362	26,155	65,479

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



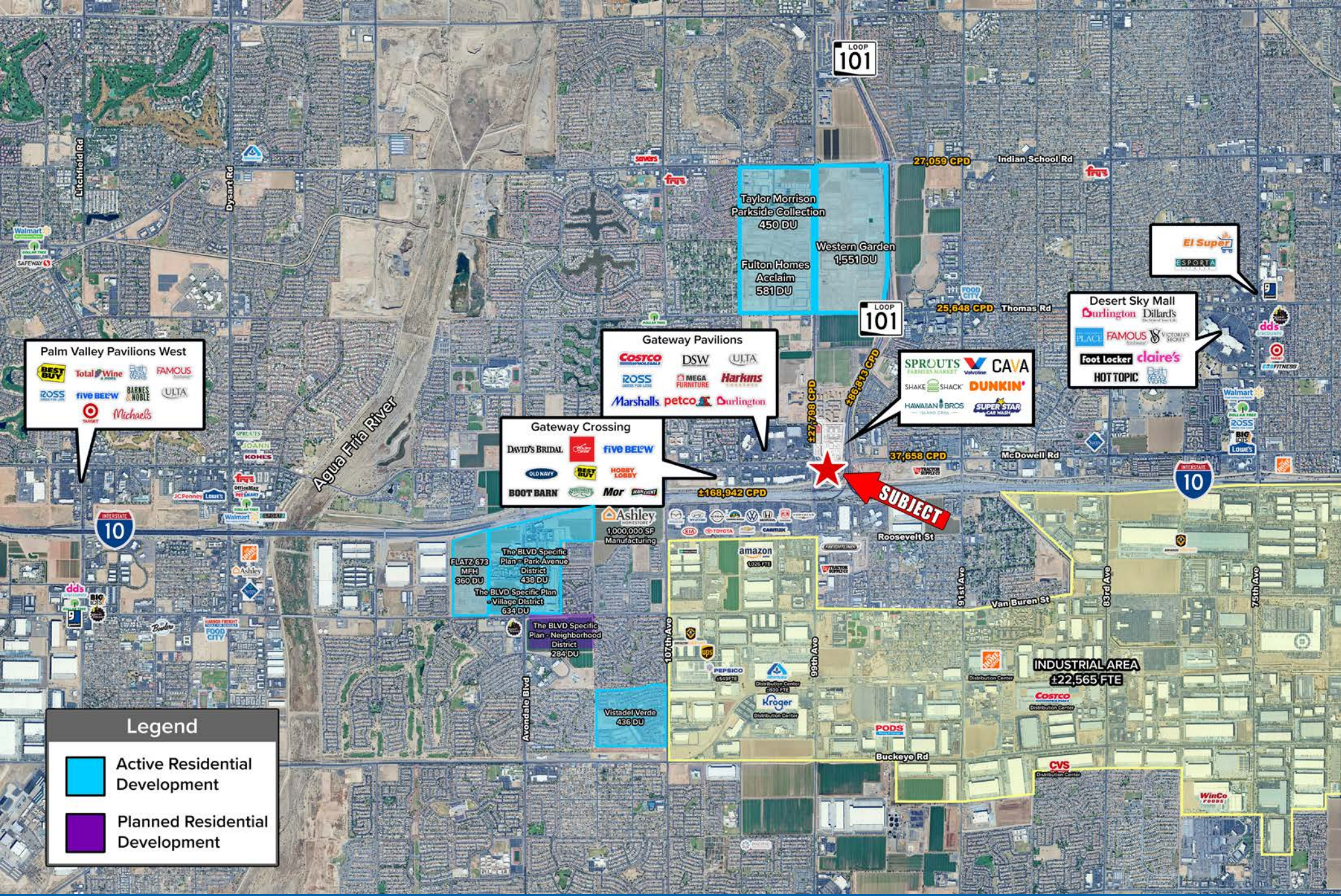
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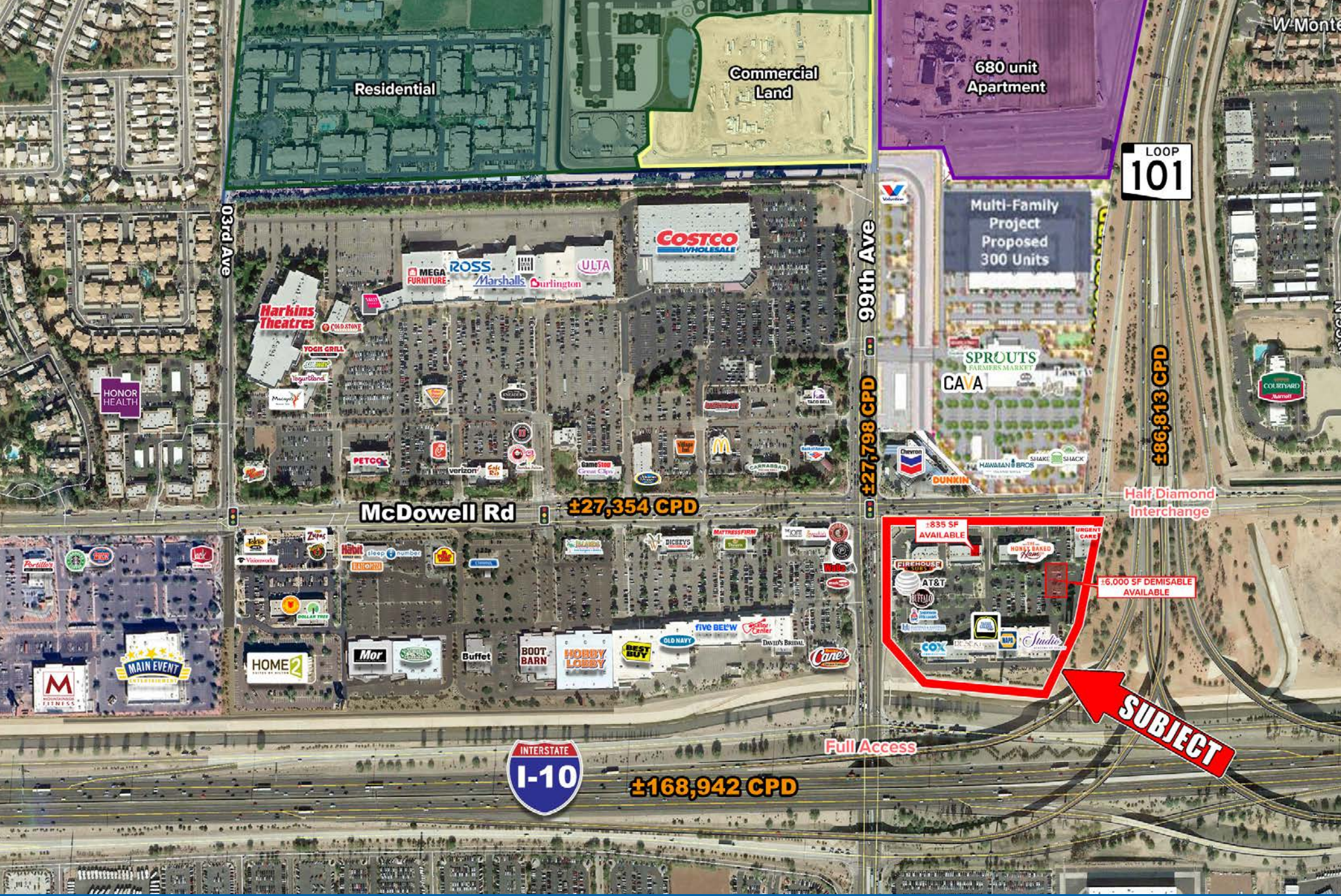
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PHOTOS

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,495	121,838	344,318
	2026 TOTAL HOUSEHOLDS	3,873	37,724	103,459
	MEDIAN HOUSEHOLD INCOME	\$102,975	\$107,536	\$104,625
	2026 MEDIAN HOME VALUE	\$389,188	\$391,706	\$389,491
	2026 TOTAL EMPLOYEES	4,362	26,155	65,479
	2026 TOTAL BUSINESSES	449	2,700	7,247

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