

**RETAIL SPACE
AVAILABLE
FOR SALE
PHOENIX, AZ**

HARD CORNER RETAIL SHOPS

9885 WEST UNION HILLS DRIVE
PHOENIX, AZ



PROPERTY INFORMATION

FEATURES:

- **FREESTANDING RETAIL SHOP SPACE**
 - ±8,980 SF BUILDING
 - ±1.21 ACRES (52,953 SF)
- **BUILT IN 1985**
- **±2.5 MILES WEST OF THE 101 FWY**
- **HIGHLY VISIBLE HARD CORNER LOCATION**
- **FULLY SIGNALIZED INTERSECTION**
- **LOCATED DIRECTLY ACROSS FROM THE MARINETTE RECREATION CENTER**
- **STRONG HOUSEHOLD INCOMES IN THE TRADE AREA**

DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	9,191
3 MILE:	86,240
5 MILE:	252,430

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$65,282
3 MILE:	\$77,979
5 MILE:	\$83,042

2021 ESTIMATED TRAFFIC COUNTS COSTAR 2021

N/S ON 99TH AVENUE: 14,185 VPD
E/W ON UNION HILLS DRIVE: 14,935 VPD

BRENT MALLONEE

brent.mallonee@cushwake.com
+1 602 224 4437

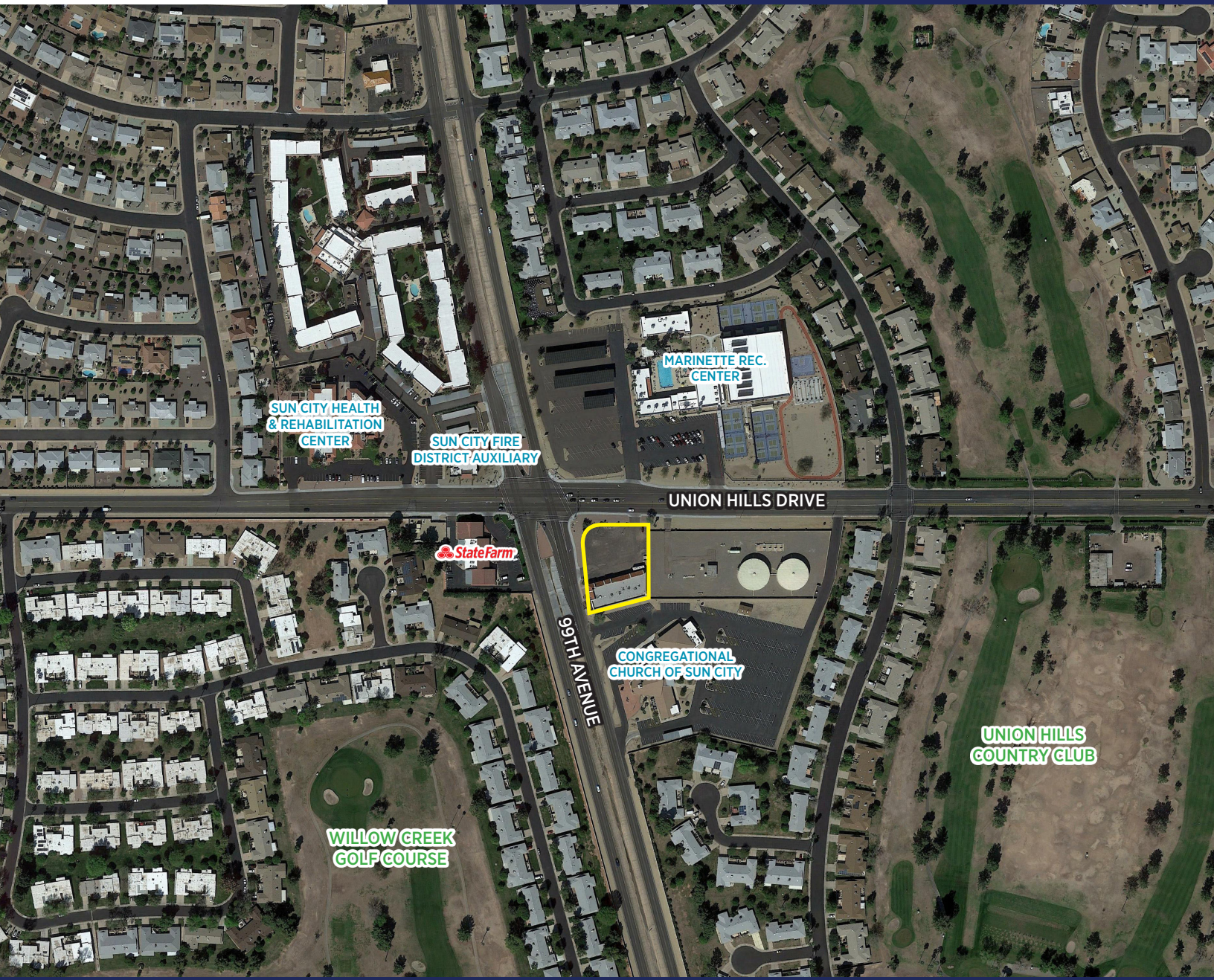
2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com



**RETAIL SPACE
AVAILABLE
FOR SALE
PHOENIX, AZ**

HARD CORNER RETAIL SHOPS

9885 WEST UNION HILLS DRIVE
PHOENIX, AZ



BRENT MALLONEE

brent.mallonee@cushwake.com

+1 602 224 4437

2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.