

# SPACE AVAILABLE

**10,000 SQ. FT.  
FREE STANDING BLDG**

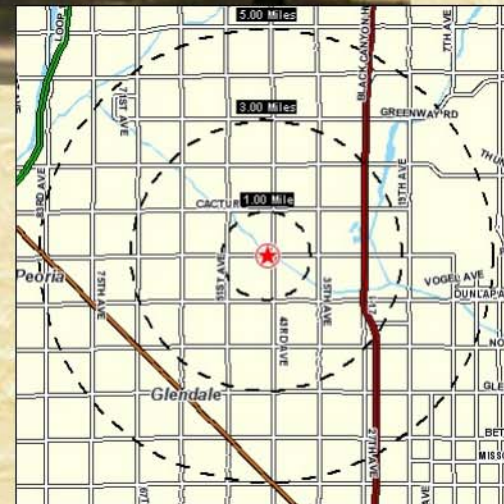


**480-425-8987**

STEVE FISHER  
Merchant Realty Group  
6350 E. Thomas Rd. #230  
Scottsdale, AZ

**4407 W. Peoria Ave. Glendale, AZ  
(SWC 43rd Ave. & Peoria Ave.)**

- Great Visibility
- Easy Access
- One (1) mile from I-17 Frwy
- One (1) mile from Metro Center Mall



Traffic Counts:  
0000 vpd 48th St.  
0000 vpd Southern Ave.  
Avg. HH Income:  
\$57,313 - 1 mile radius  
\$51,923 - 3 mile radius  
\$51,225 - 5 mile radius  
Population (2007 est.):  
19,837 - 1 mile radius  
172,897 - 3 mile radius  
461,932 - 5 mile radius

This project is adjacent to a Target anchored shopping center. Target is expanding and remodeling and will soon be a Target Superstore. This building is a great location for businesses who prefer a stand alone building that is centrally located in the west valley.