

CARLSON REAL ESTATE COMPANY PRESENTS:

THE SHOPPES AT WEST 101

Northwest corner of McDowell Road and 95th Avenue
PAD and shop space available



For Further information contact:

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CARLSON
REAL ESTATE
COMPANY

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change any time.

PROJECT HIGHLIGHTS:

- 2.8 acre retail site
- Conveniently located at the I-10 and Loop 101 interchange
- Located within West 101 Commerce Center, a master-planned professional business park consisting of office, flex, hotel and bank amenities
- Frontage on McDowell Road and 95th Avenue
- 1.5 Miles from Banner Estrella Medical Center
- 8:1,000 parking ratio
- Adjacent to Sheely Farms, a 398 home subdivision
- Traffic count of 12,000+ cars on McDowell Road
- For sale or lease

www.carlsonrealestate.biz

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DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2006 Total Population:	5,130	81,780	220,493
2006 Total Daytime Population:	3,701	62,868	153,176
2006 Total Households:	1,511	25,111	65,905
2000 Total Housing Units:	1,087	19,046	53,333
2006 Average Household Income:	\$62,034	\$64,623	\$60,308

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