

# Southwest Corner of Cave Creek Road & Bell Road - Phoenix, Arizona



## DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	26,357	141,970	288,668
Projected Population (2021)	29,041	153,800	312,256
Estimated Avg. Household Income (2016)	\$50,794	\$68,421	\$79,238
Projected Avg. Household Income (2021)	\$57,196	\$78,619	\$92,286
Average Household Size (2016)	2.6	2.3	2.3
Total Daytime Employees (2016)	6,530	36,051	91,226
Median Age (2016)	32.4	37.6	38.4

## TRAFFIC COUNTS (2011 Source: City of Phoenix)

Cave Creek Road	26,664
Bell Road	38,693
<b>Total Cars Per Day</b>	<b>65,357</b>



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# ANCHORED CENTER

Southwest Corner of Cave Creek Road & Bell Road - Phoenix, Arizona

2,695 SF AVAILABLE (CAN BE DIVIDED)

FOR LEASE



For further information contact:

**JUSTIN RIHS**

(602) 553-2944

justin.rihs@derito.com

**MICHAEL FRANKS**

(602) 393-0140

michael.franks@derito.com

## PROJECT HIGHLIGHTS

- 2,695 sf available (can be divided)
- Dominant retail visibility on Cave Creek
- Adjacent to busy Home Depot center
- Close to SR 51 & Loop 101 freeways
- More than 65,000 vehicles per day at the intersection
- Nearby tenants include:



9120 E. Talking Stick Way, Suite E-1  
Scottsdale, AZ 85250  
o. 480.834.8500 | f. 602.381.1981  
www.derito.com

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