

DRIVE-THRU ENDCAP ON BELL RD!

AVAILABLE FOR LEASE OR SALE AT CROSSROADS TOWNE CENTER

12775 W. Bell Rd
Surprise, AZ 85378



±2,440-3,145 SF
12775 W BELL RD
SURPRISE, AZ

HONORHEALTH

CROSSROADS BLVD 5,609 VPD

W BELL RD

34,174 VPD

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**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

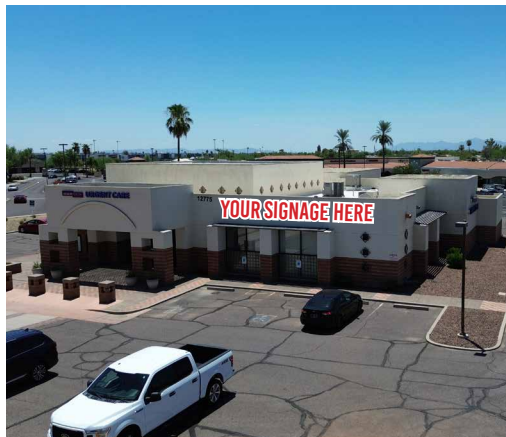
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PROPERTY HIGHLIGHTS

- ±2,440 to 3,145 SF with a Drive-Thru opportunity available for Lease or Sale
- Opportunity to add patio
- Join Honor Health Urgent Care
- New renovations in progress including demo of the interior, upgraded landscaping and new parking lot!
- Building is situated directly on Bell Road, adjacent to a fully-signalized intersection
- Ideal for Coffee and Fast Food Uses!



Join Neighboring Tenants:



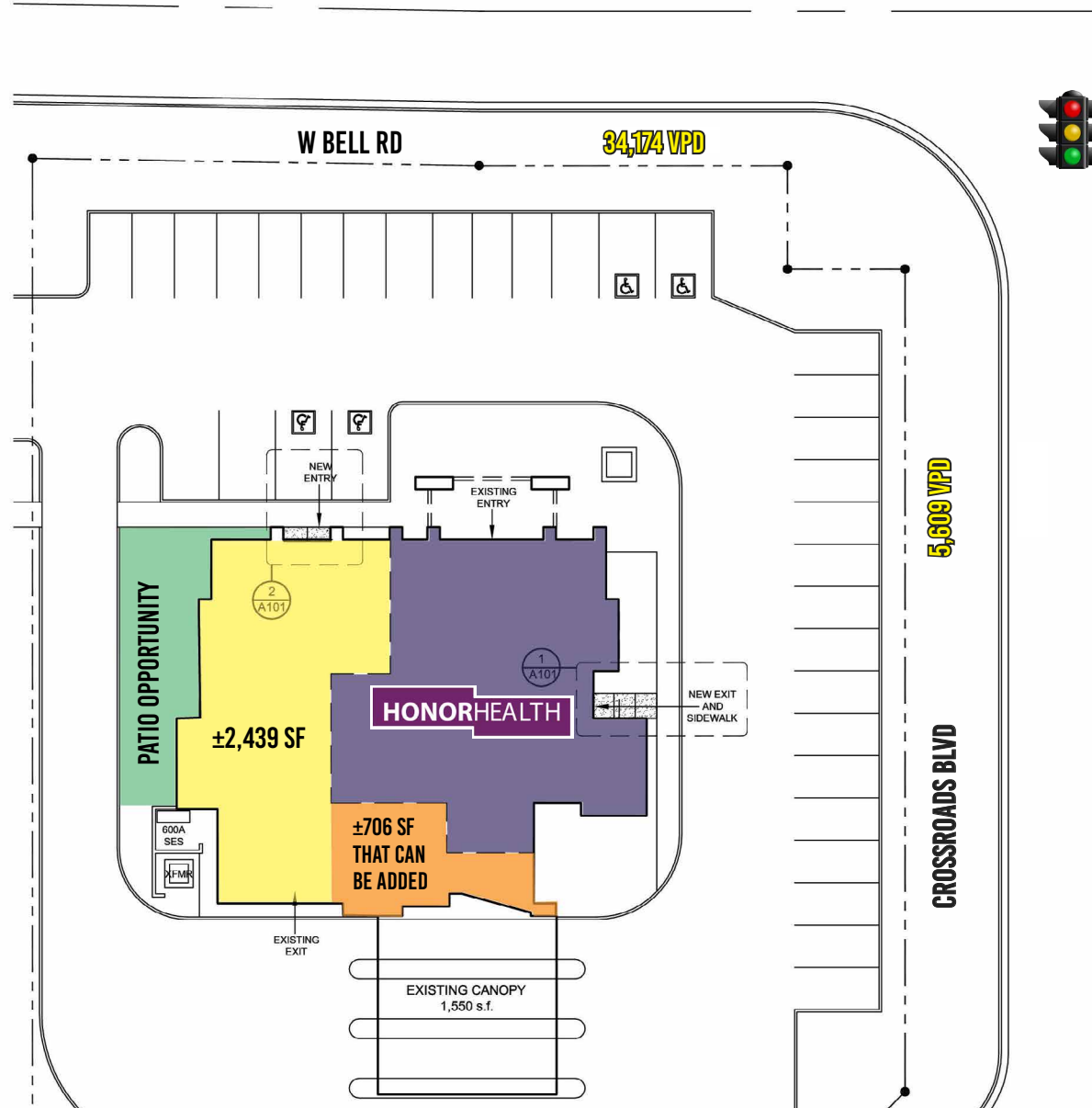
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DEMOGRAPHICS 2026



POPULATION

1 MILE	10,063
3 MILE	99,458
5 MILE	239,810



HOUSEHOLDS

4,308
41,604
105,504



AVG HH INCOME

\$84,880
\$98,393
\$106,299



MEDIAN HOME VALUE

\$335,049
\$372,276
\$400,139



DAYTIME POPULATION

6,432
59,031
148,053



TOTAL BUSINESSES

269
2,493
6,045

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