

For Sale & For Lease: 4,534 SF Shops Building at Cobblestone Plaza

EoS Fitness Anchored Center E/NEC Cactus Rd & Cave Creek Rd



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property highlights

- Multi-tenant outparcel building with frontage along Cactus Road
- Building signage available
- Freestanding building with patio space built in 2017
- Single tenant potential
- Parking ratio of $\pm 7.94/1,000$ SF plus cross parking with the plaza

available space

- $\pm 1,335$ SF Fully Built out Restaurant | Current Subway with patio
- $\pm 3,199$ SF Grey Shell space, divisible to 2 tenants

cobblestone plaza tenants

- EoS Fitness
- Cages Training Facility
- Classical Janitorial Supply
- Taco Bell
- One Stop Nutrition
- Custom Marine Aquaria
- Carolina's
- Metro by T-Mobile
- Circle K



traffic counts: E Cactus Road | 41,303 VPD • N Cave Creek Road | 25,623 VPD

Contact:

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demographics 2025

Source: Sites USA

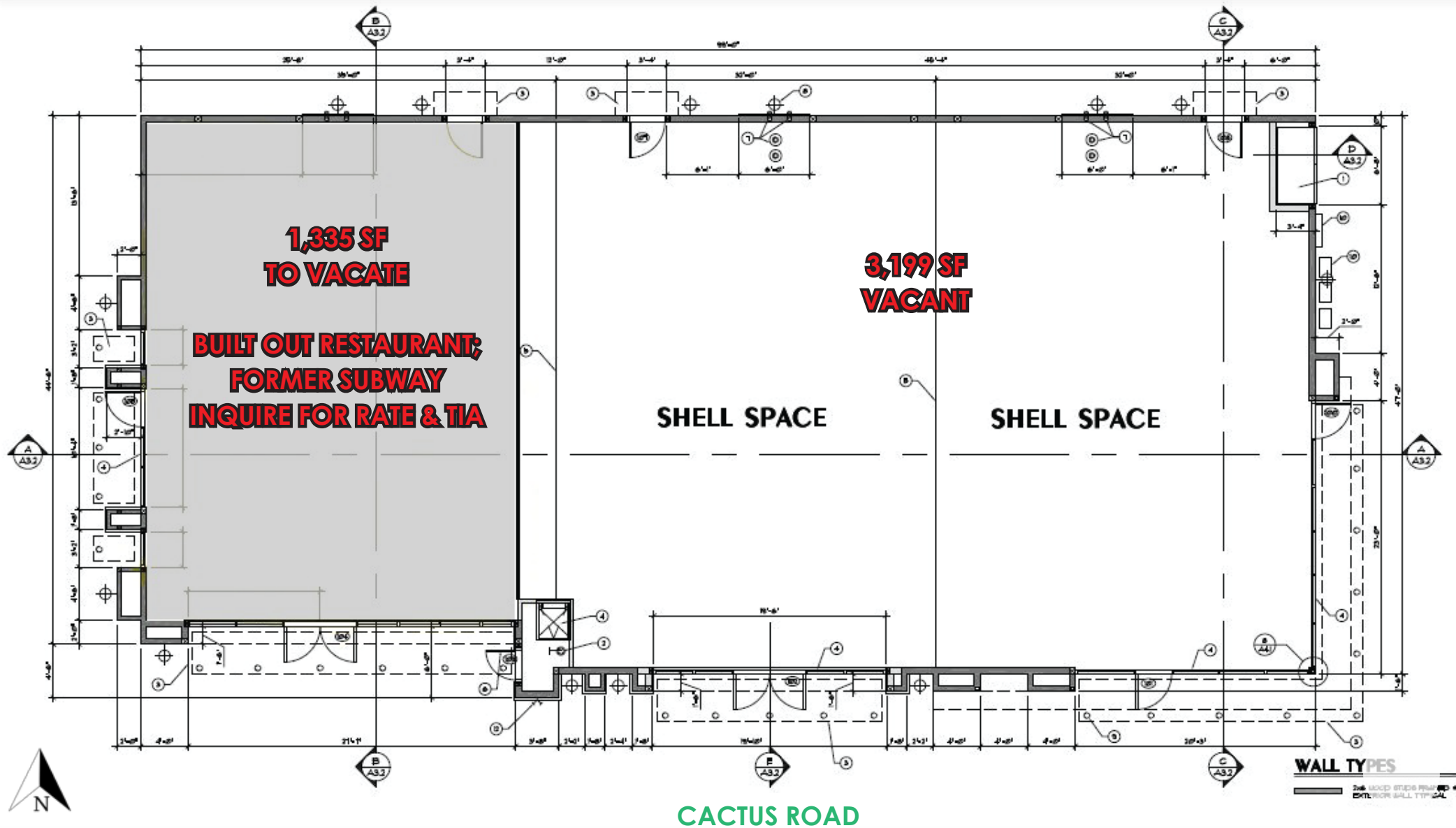
	1 MILE	3 MILE	5 MILE
POPULATION (2025)	12,161	101,214	318,564
PROJECTED POPULATION (2030)	12,162	98,514	308,401
AVERAGE HOUSEHOLD INCOME	\$97,425	\$120,269	\$124,975
DAYTIME POPULATION	6,274	53,776	195,505
MEDIAN AGE	42.9	41.1	39.4
ESTIMATED HOUSEHOLDS	5,467	43,956	137,125



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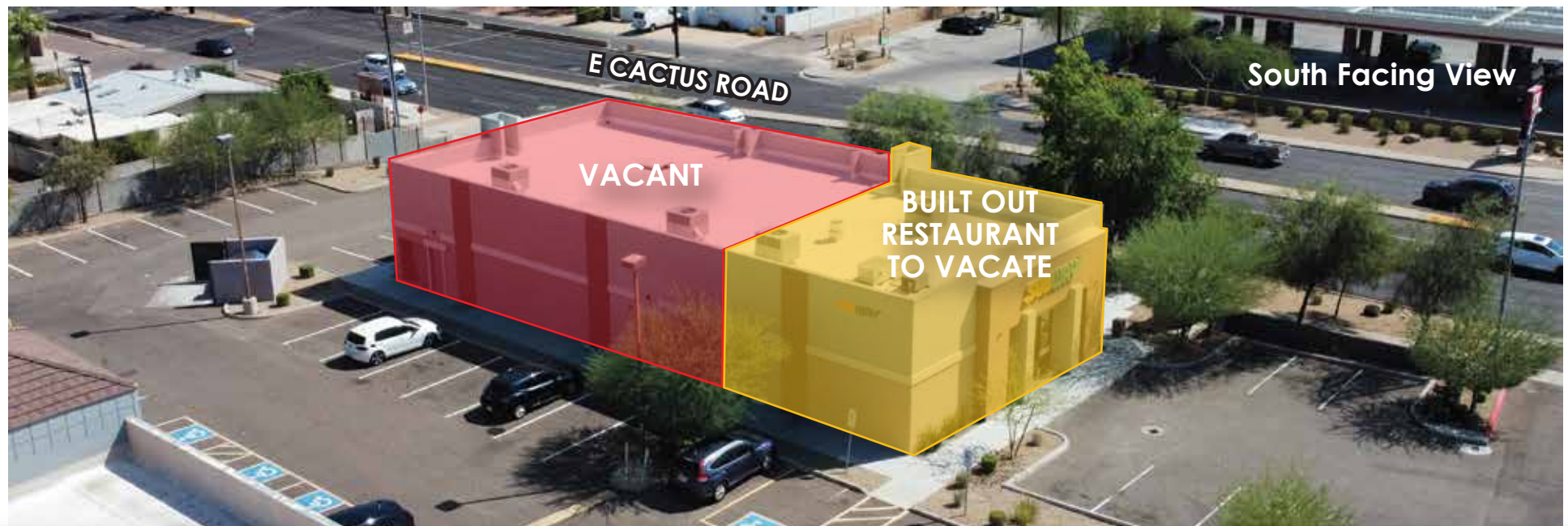
Nationwide Real Estate Services

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