



HAWKINS

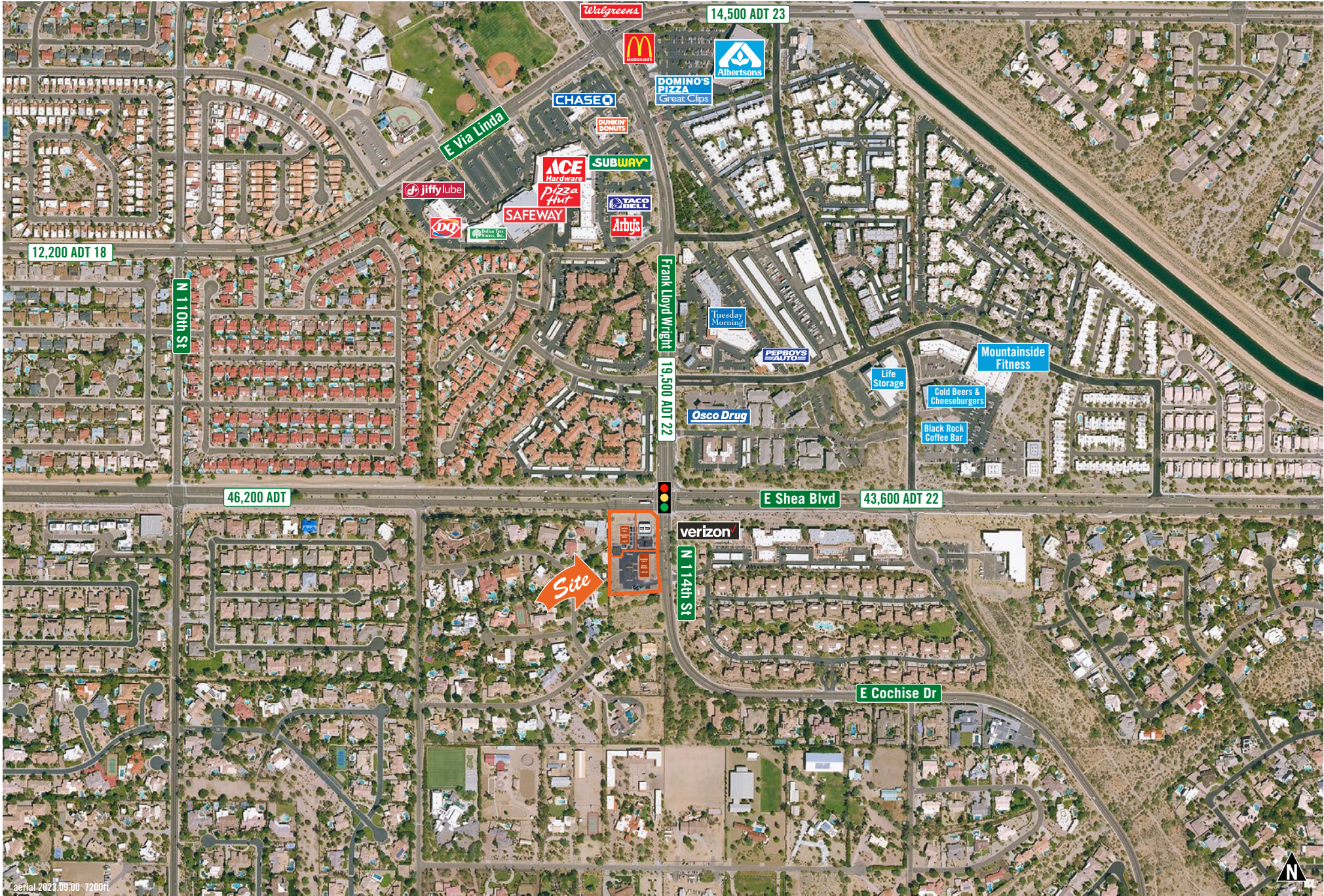
Scottsdale, AZ  
N 114th St & E Shea Blvd

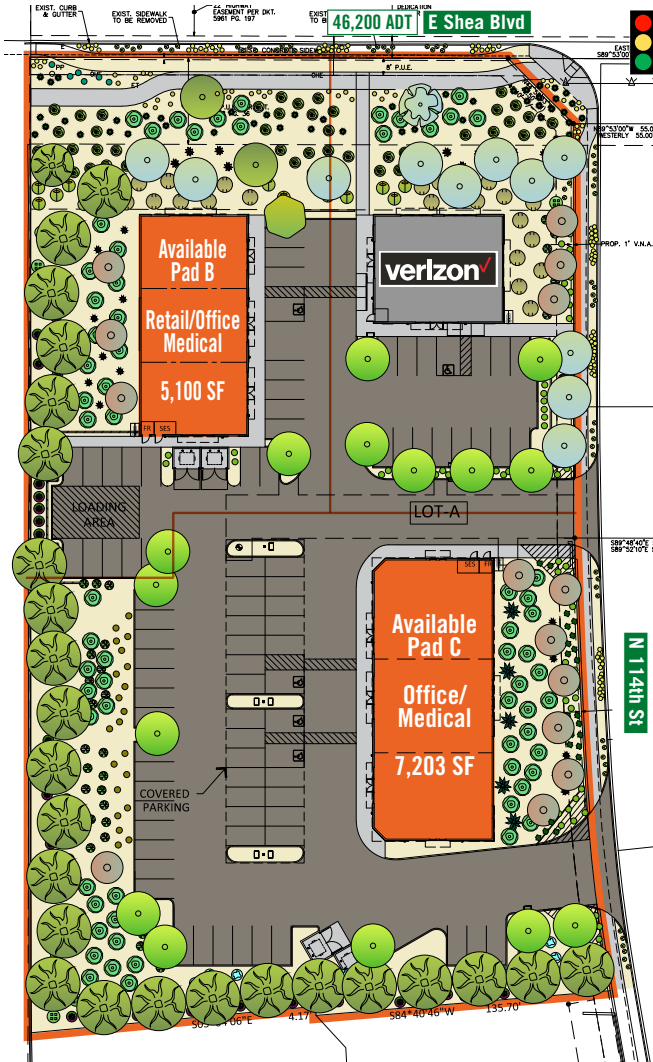


FOR SALE

Two Lots for Sale  
Only Retail with  
Shea Blvd Visibility  
in Corridor







**Pad B – Conceptual Elevation**



**Pad C – Conceptual Elevation**



# Verizon Now Open

## All Site Work Completed to back of curb

*(utilities, drive aisles, landscape, etc.)*



### For Sale - Call For Pricing

- Pad B – 30,948 SF Lot
  - Only retail opportunity with Shea Blvd visibility in corridor
  - Zoned Neighborhood Commercial (C-1) for Retail, Office or Medical
  - buildable up to 5,100 SF
  - Divisible (no Drive-Thru allowed)
- Pad C – 56,947 SF Lot
  - Zoned Service Residential (S-R) for Office/Medical
  - buildable up to 7,200 SF
  - Divisible (no Drive-Thru allowed)

### Info

- Verizon open for business
- All Site Work completed to back of curb (utilities, drive aisles, landscape, etc.)

### Demographics 2023

Population	
1 Mile Radius	10,486
3 Mile Radius	42,942
5 Mile Radius	93,211
10 Mile Radius	411,037
Median Household Income	
1 Mile Radius	\$110,779
3 Mile Radius	\$133,614
5 Mile Radius	\$129,712
10 Mile Radius	\$118,778

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