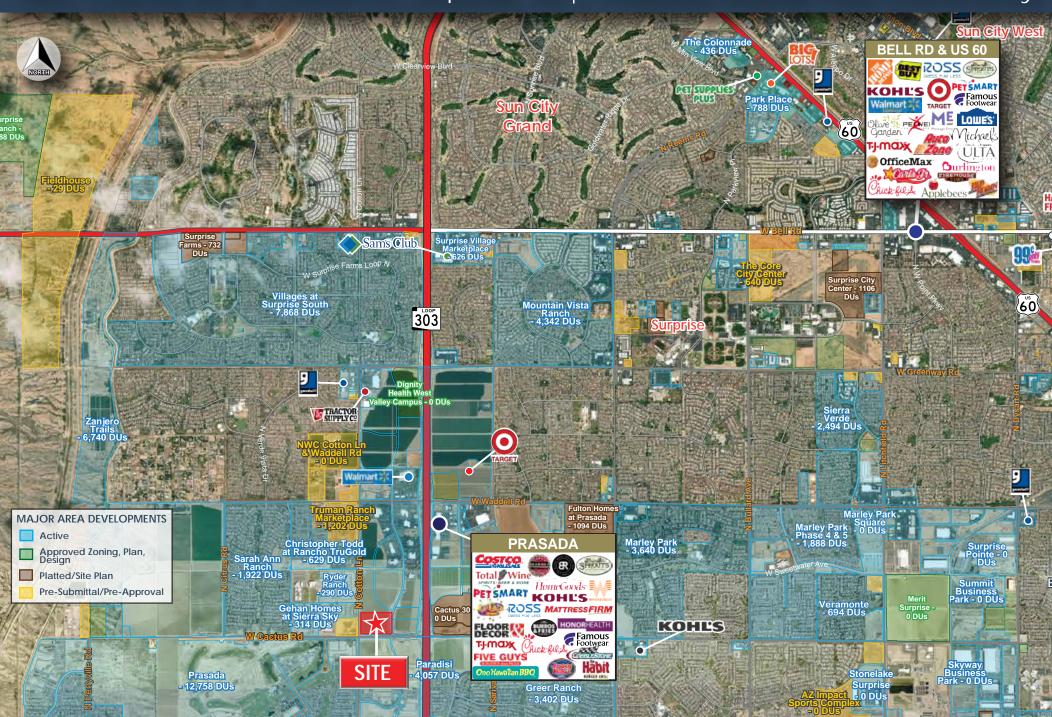
NEW 16-AC RETAIL DEVELOPMENT

PADs, Shops Space & Storage Available for Sale, GL or BTS

NEC Cactus Rd & Cotton Ln, Surprise, AZ | Prasada Master Plan Community





AREA DEVELOPMENT

DELANEY McGROARTY
Cell: 909.524.9669
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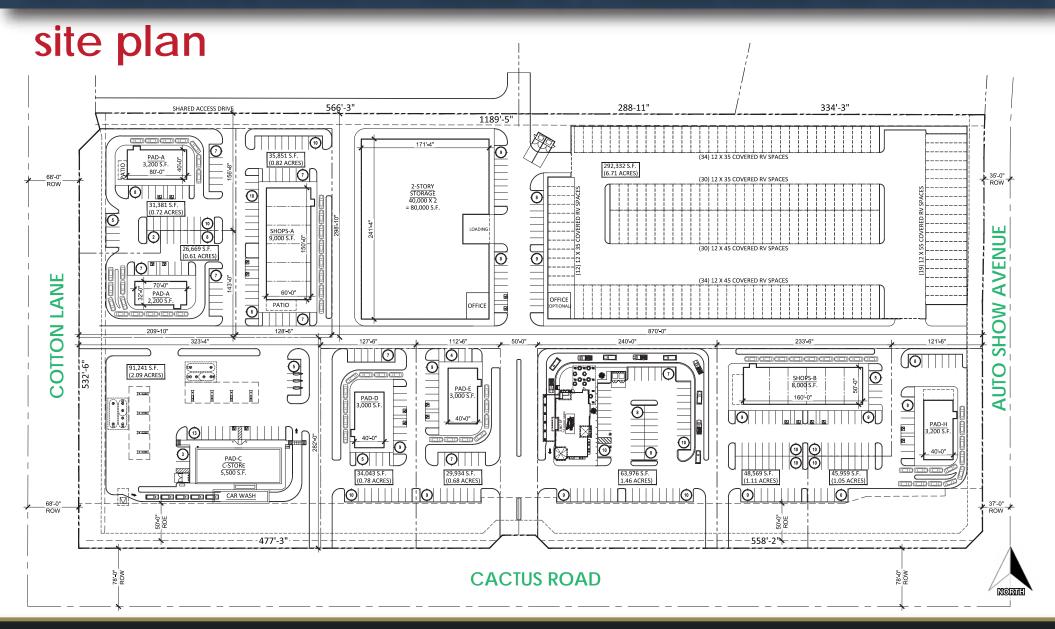
7339 E. McDonald Dr. Scottsdale, AZ 85250 480.947.8800 www.dpcre.com

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Source: Sites USA

O	emographics	2024
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	1 MILE	3 MILE	5 MILE
POPULATION (2024)	3,465	72,036	134,506
PROJECTED POPULATION (2029)	3,619	72,935	136,471
AVERAGE HOUSEHOLD INCOME	\$173,734	\$138,321	\$128,352
DAYTIME POPULATION	1,213	24,698	60,793
MEDIAN AGE	35.7	36.9	41.5
TOTAL BUSINESSES	40	1,148	2,952



traffic counts: Cactus Rd | 12,552 VPD • Cotton Ln | 5,316 VPD • Loop 303 | 31,227

Contact:

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property highlights

- New 16 Acre Retail Development
- PADs, Shops Space & Storage available for Sale, GL or BTS
- In close proximity to Loop 303
- Thousands of new residential units planned/ under construction in the surrounding area