



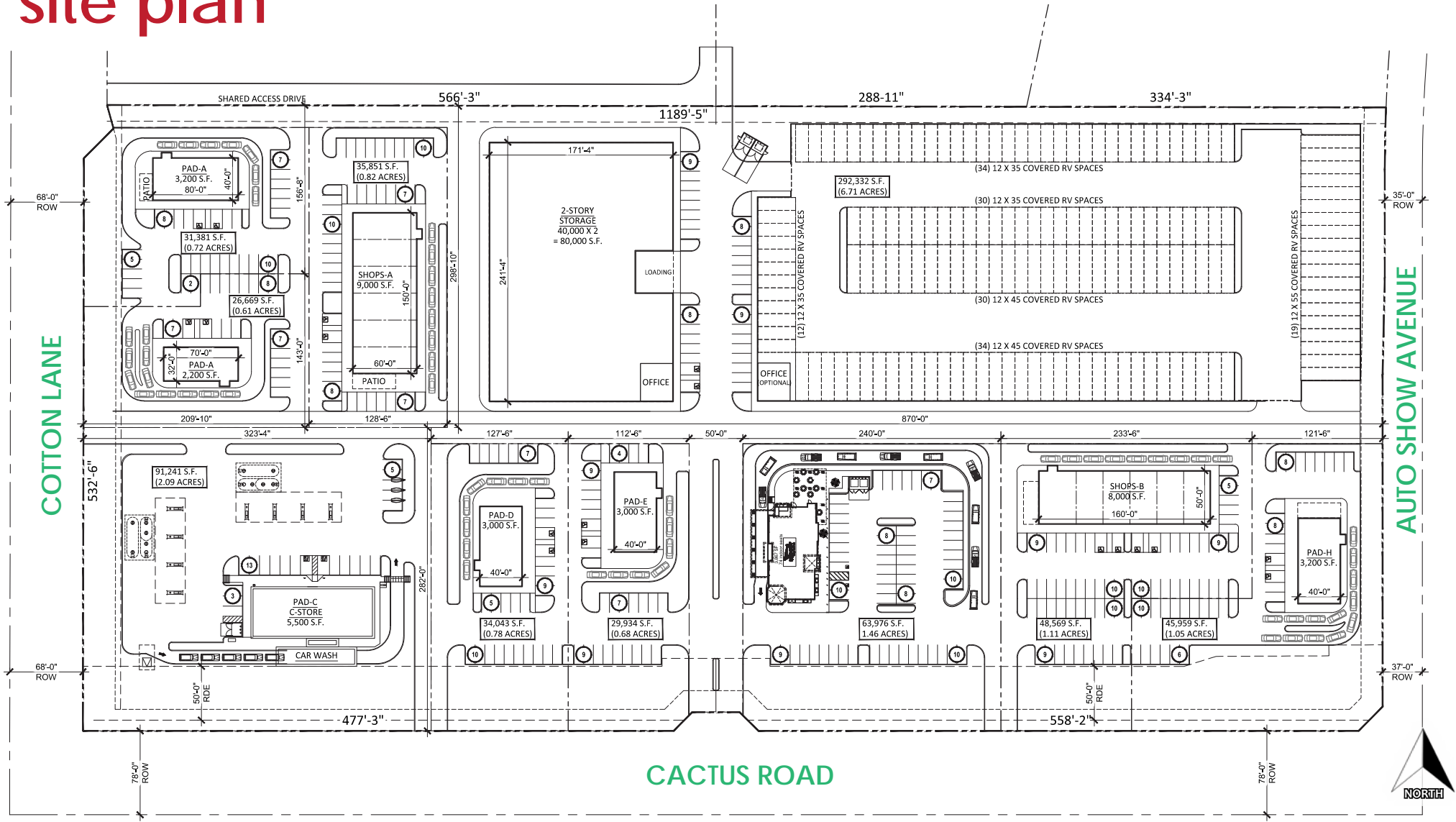


# NEW 16-AC RETAIL DEVELOPMENT

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

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

## site plan



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## demographics 2024

Source: *Sites USA*

	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