



WESTERN
RETAIL ADVISORS



RETAIL PROPERTY FOR LEASE

COTTON LANE PROF PLAZA

17026 W Bell Rd Surprise, AZ 85374

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LOCATION DESCRIPTION

NEC Bell Rd & Cotton Ln

17014 W Bell Rd

PROPERTY HIGHLIGHTS

- LAST SPACE REMAINING - 1,200 SF
- Bell Road Frontage
- Less than a 1/4 mile from Loop 303 Freeway

AREA CO-TENANTS

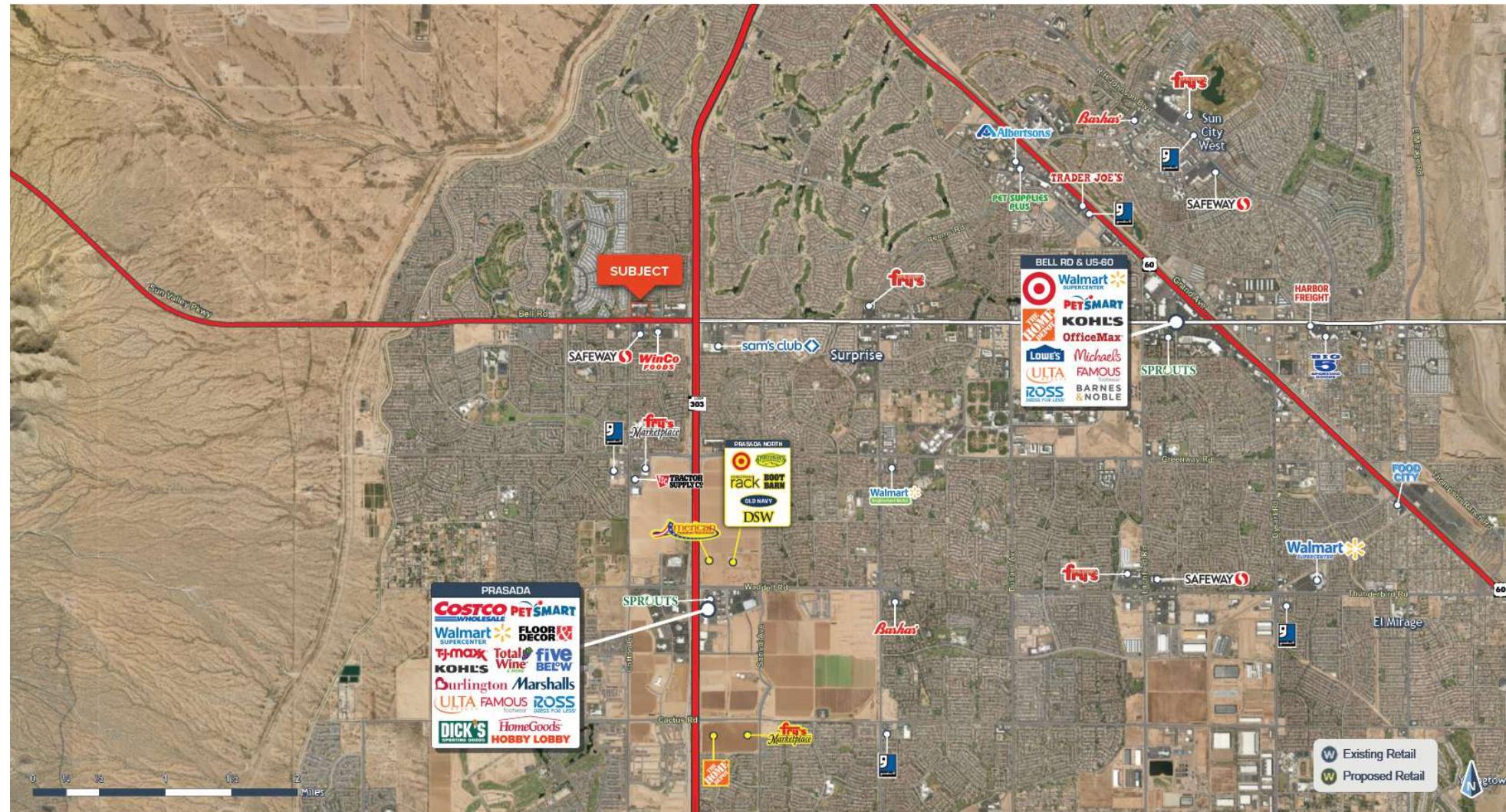


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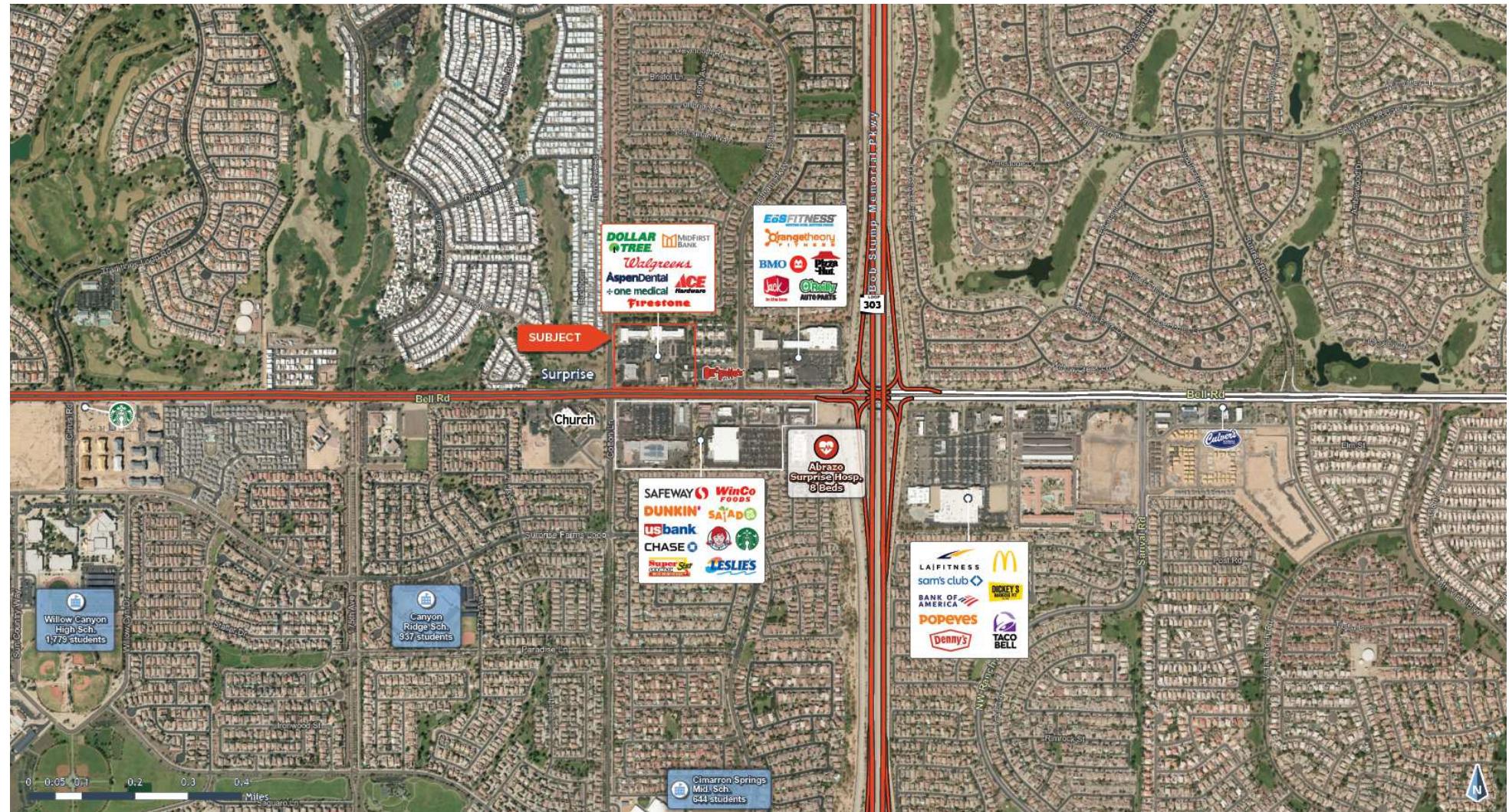


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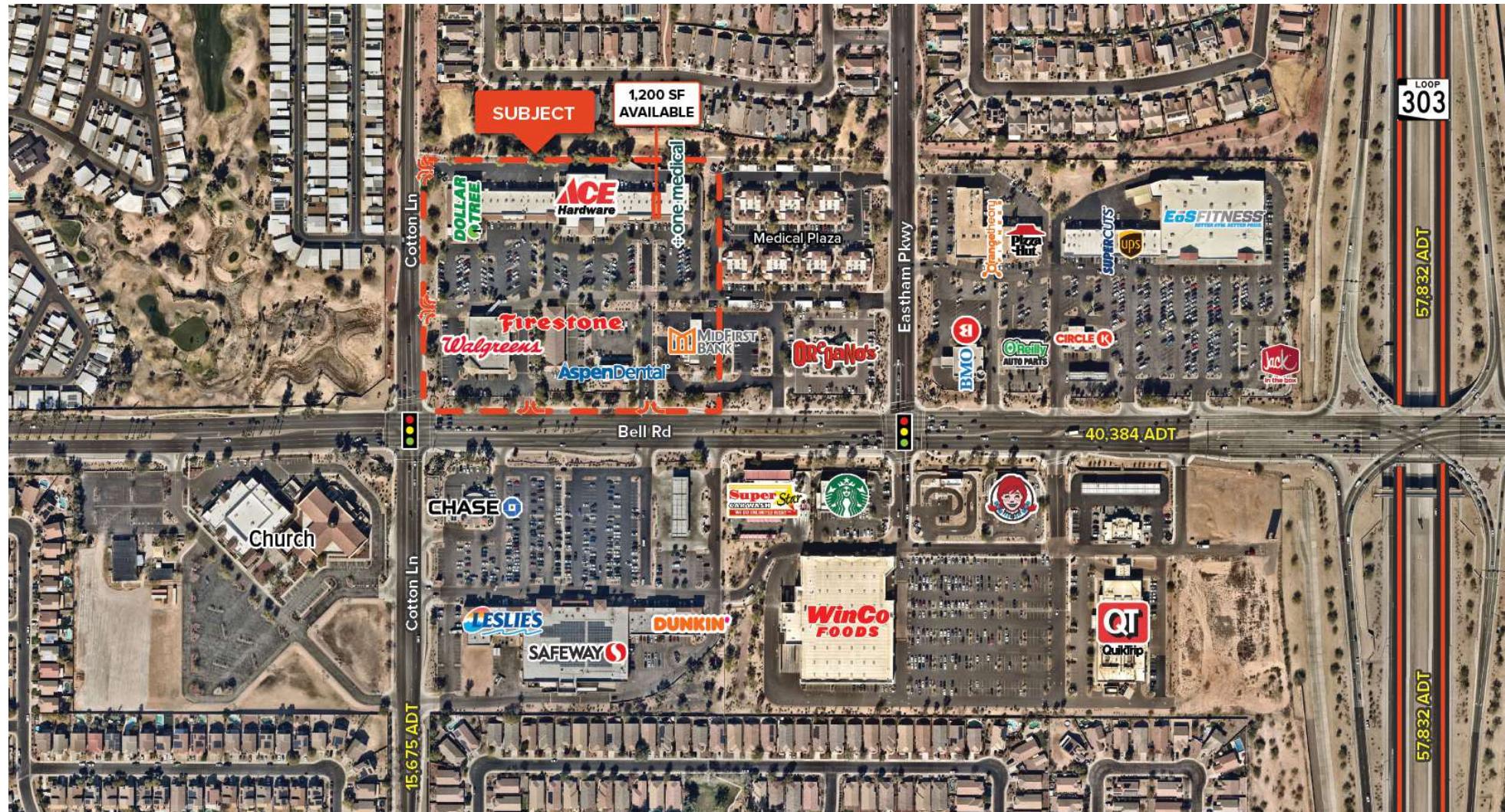


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

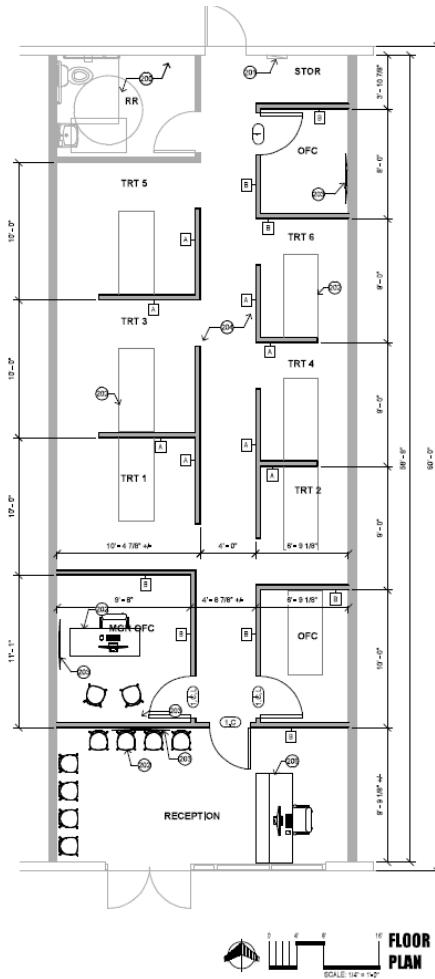
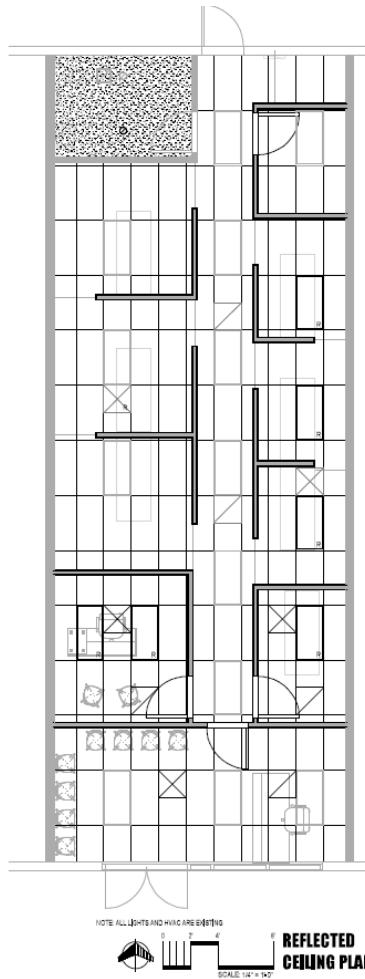
SUITE	SIZE	TYPE	RATE	DESCRIPTION
DOLLAR TREE	0 SF	NNN	-	-
NAVY	0 SF	NNN	-	-
MARINES	0 SF	NNN	-	-
FLOORING	1,200 SF	NNN	-	-
COSMO PROF	0 SF	NNN	-	-
TOAST	2,700 SF	NNN	-	-
SALON	1,200 SF	NNN	-	-
GREAT VAPES	1,300 SF	NNN	-	-
SURPRISE PILATES	1,400 SF	NNN	-	-
NAILS	0 SF	NNN	-	-
CHINESE RESTAURANT	0 SF	NNN	-	-
ARMY	0 SF	NNN	-	-
LAST SPACE AVAILABLE - 17014 - 103	1,200 SF	NNN	CALL FOR PRICING	-
OSCAR'S TACO SHOP	0 SF	NNN	-	-
MEDICAL	0 SF	NNN	-	-

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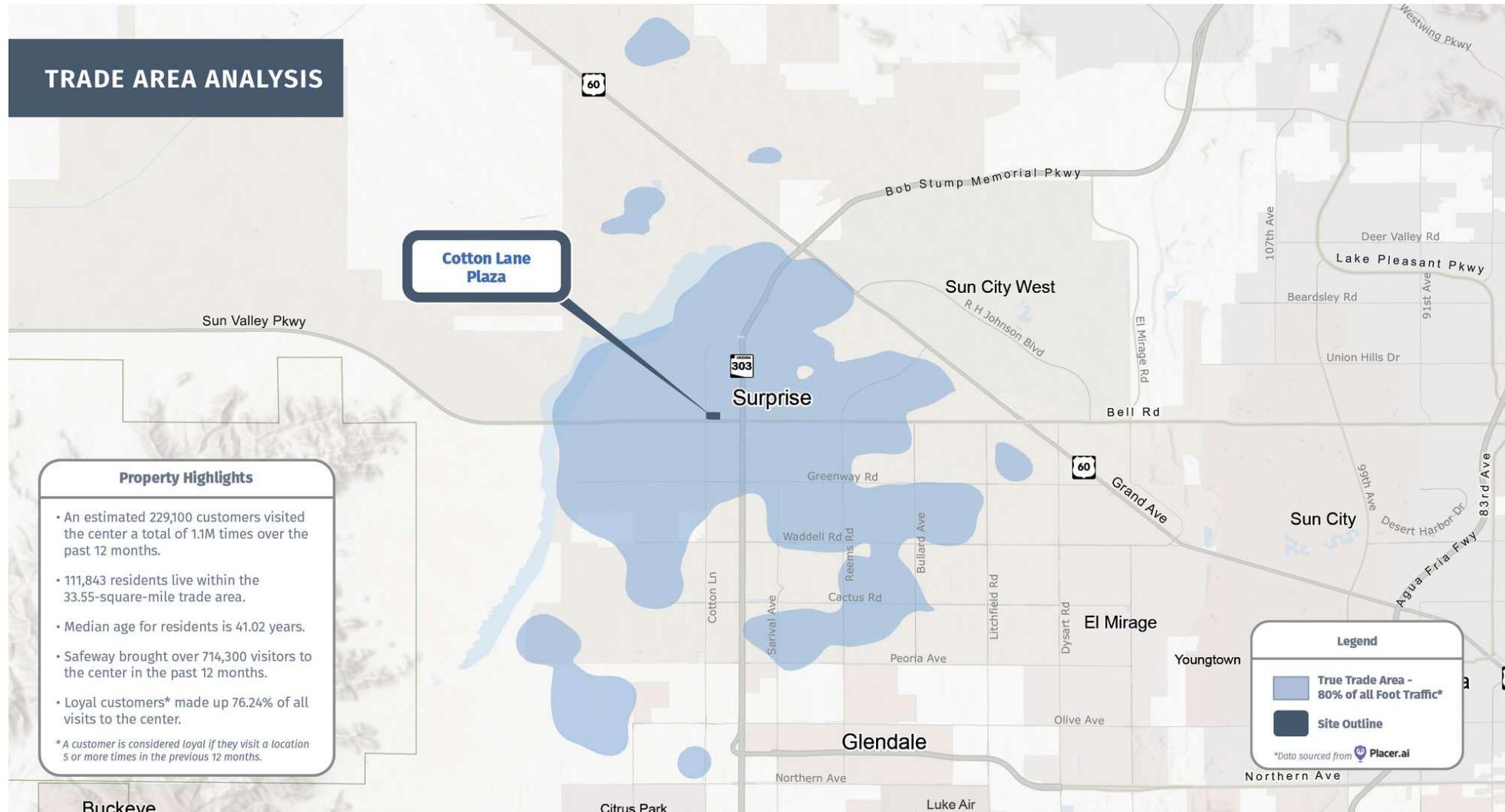
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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Area Total	15,504	75,685	160,385	Median	\$85,558	\$88,831	\$90,243	Total Businesses
Median Age	47.1	47.5	46.4	Average	\$103,000	\$110,110	\$109,854	Employees
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Percentage with Degrees	48.6%	47.5%	46%	White Collar Occupation	68.3%	68.8%	67.5%	Households
				Services	15.8%	14.8%	15.6%	Median Home Value
				Blue Collar	15.9%	16.4%	16.9%	

* 2024 Demographic data derived from ESRI

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