



RETAIL PROPERTY FOR LEASE

# COTTON LANE PROF PLAZA

17026 W Bell Rd Surprise, AZ 85374

1,200 SF  
AVAILABLE

SUBJECT

ACE  
Hardware

DOLLAR  
TREE

one medical

Medical Plaza

MIDFIRST  
BANK

AspenDental

Firestone

Walgreens

Bell Rd

Cotton Ln

LOOP  
303

57,832 ADT

EoS FITNESS

ups

SUPERCUTS

O'Reilly  
AUTO PARTS

CIRCLE K

BMO

ORegano's



Super  
Star  
CARWASH

40,384 ADT

CHASE

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2555 E Camelback Rd, Suite 200  
Phoenix, AZ 85016  
602.778.3747 | w-retail.com



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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

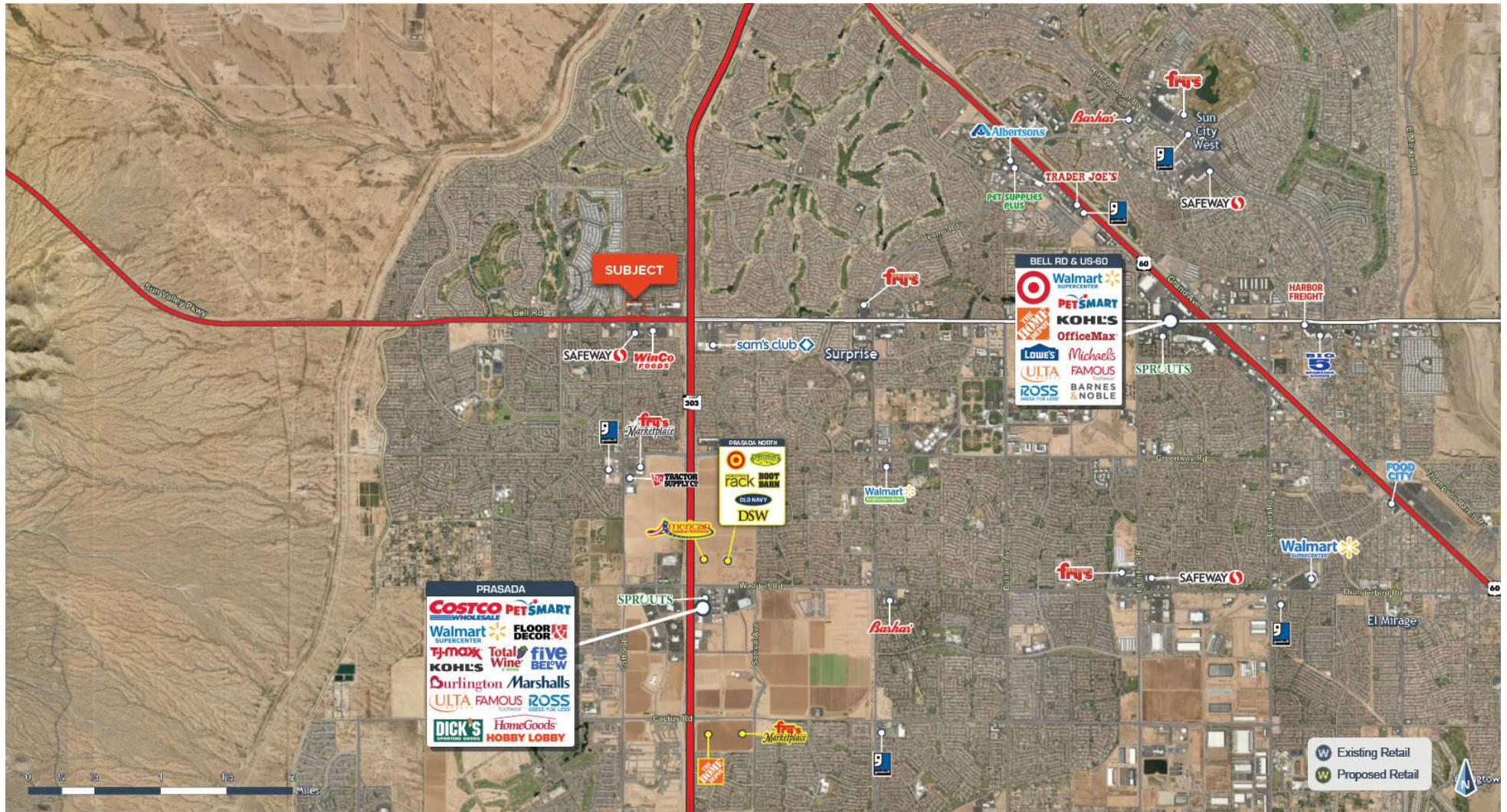


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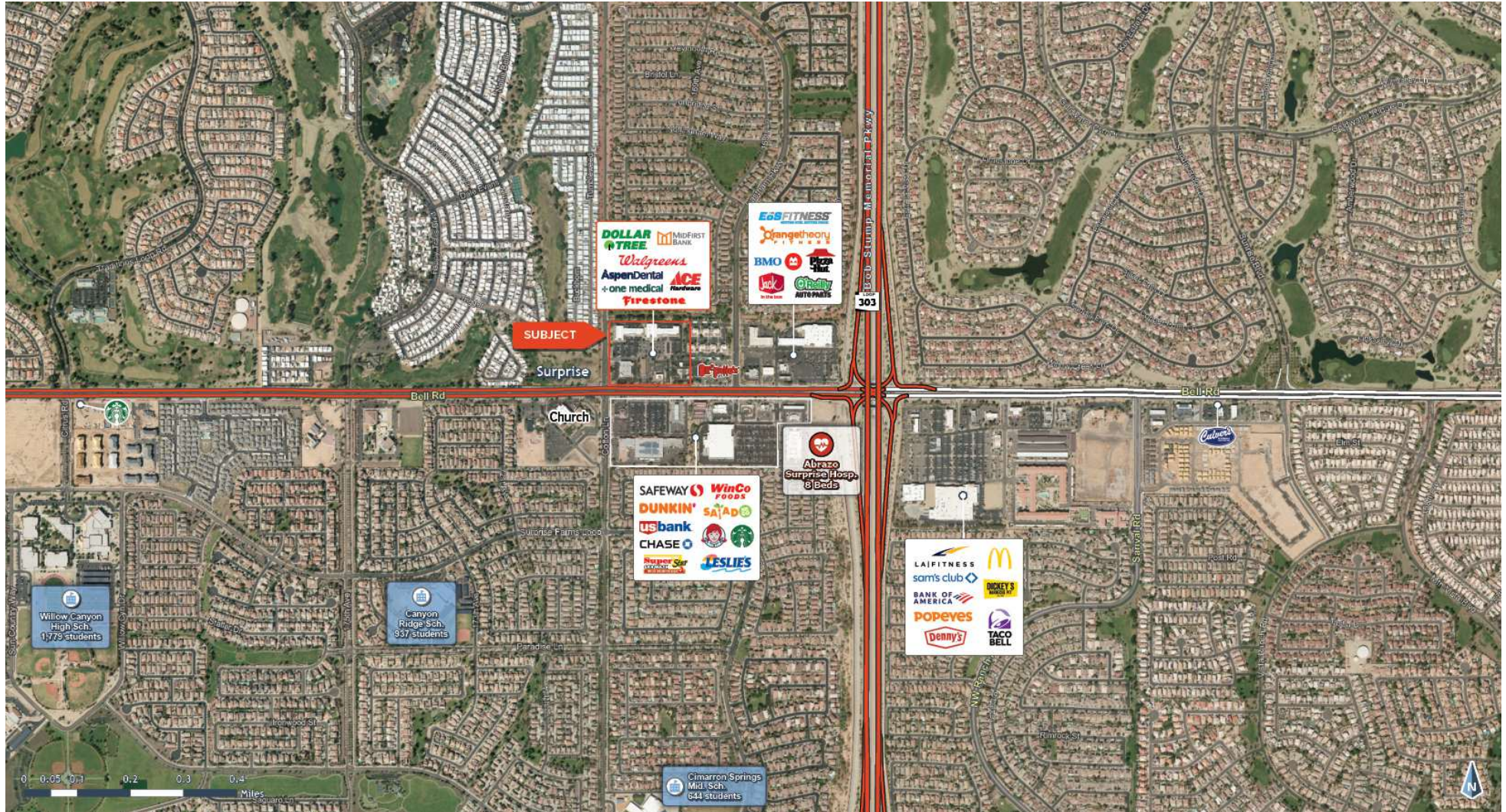


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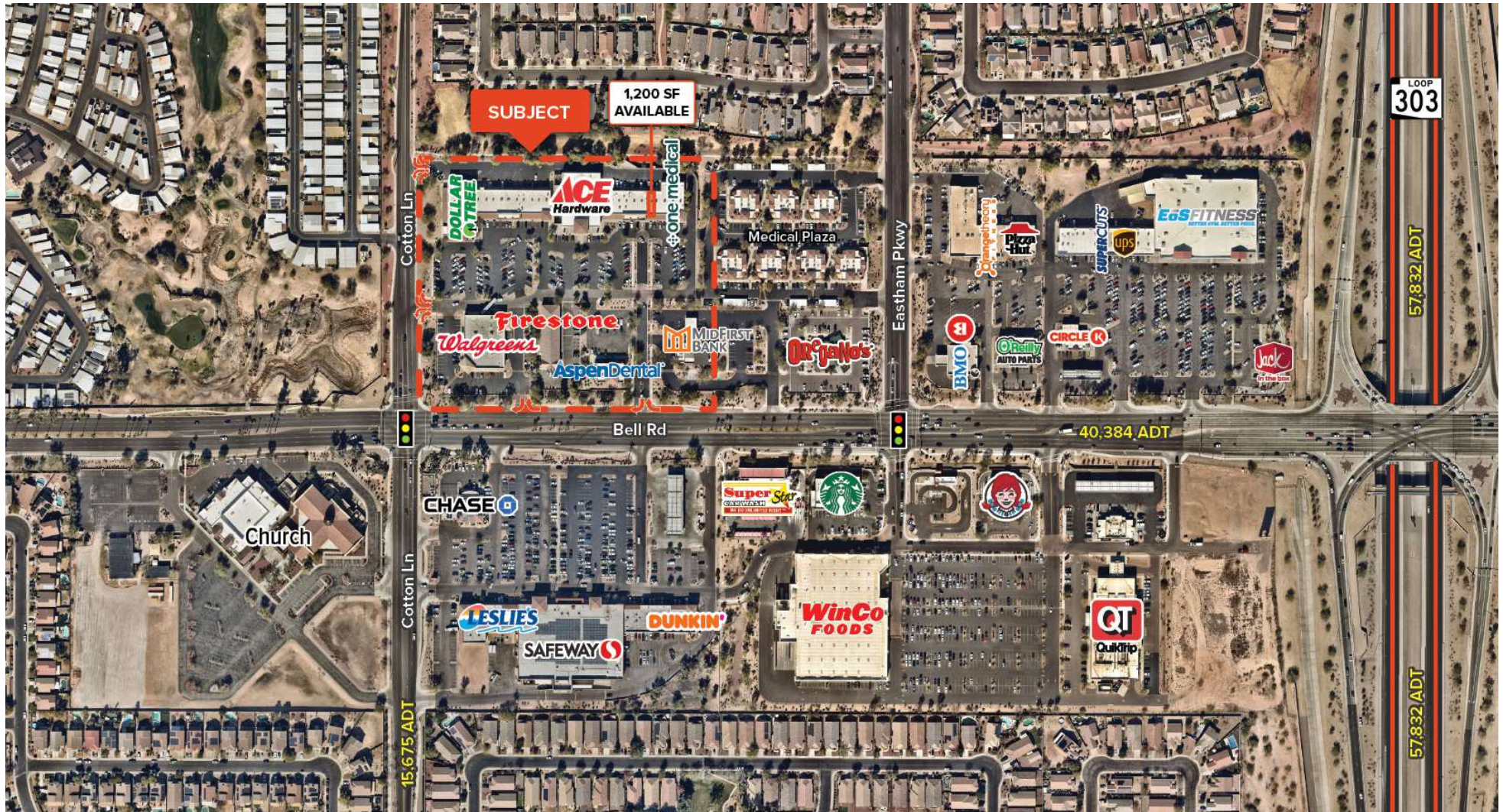


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## LEGEND

Available

Unavailable

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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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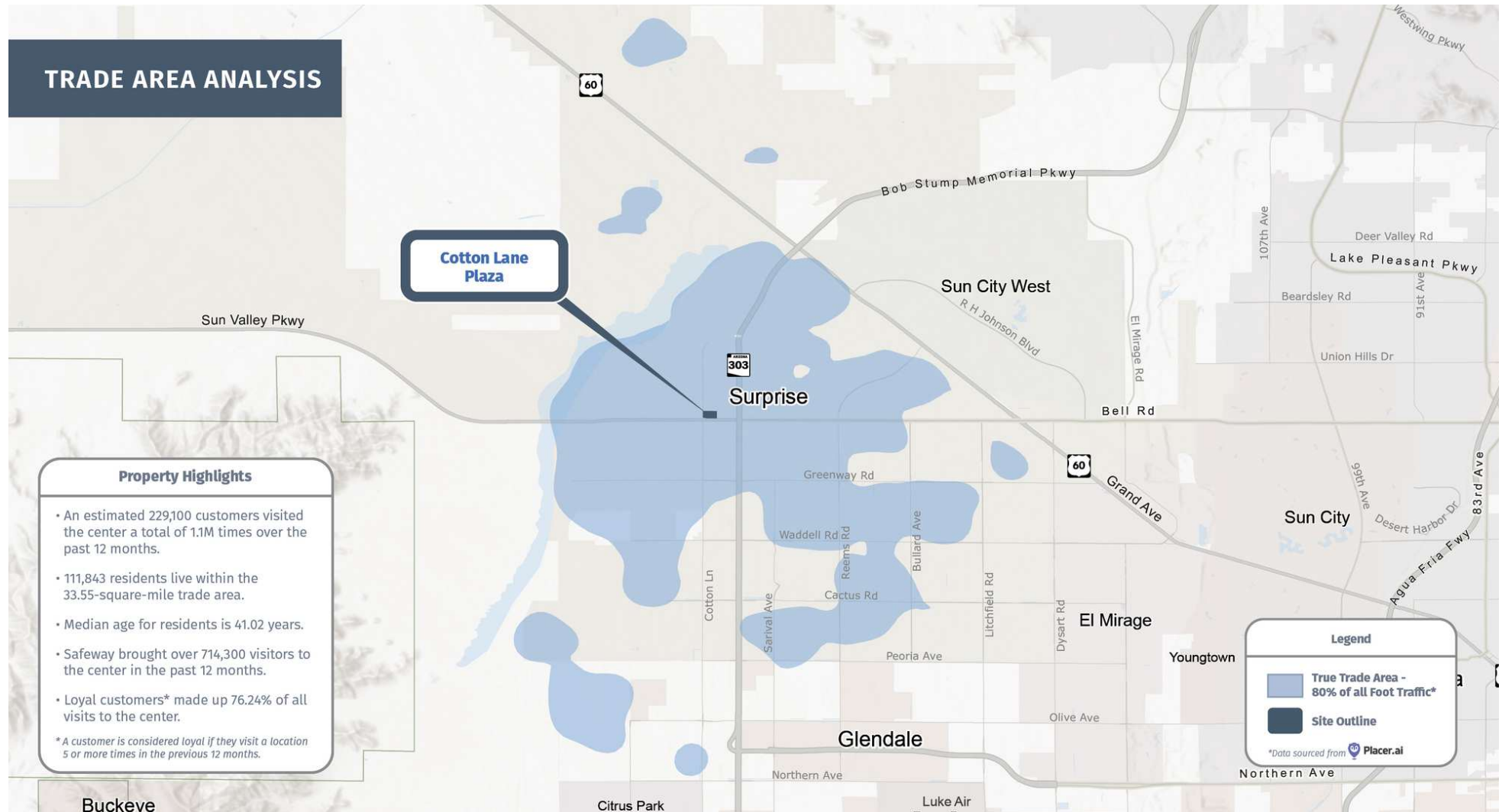


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\* 2024 Demographic data derived from ESRI

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