

**AVAILABLE FOR GROUND LEASE**

# **NNWC CAVE CREEK RD AND SHARON DR**

**PHOENIX, AZ**



# PAD AVAILABLE FOR GROUND LEASE

NNWC CAVE CREEK ROAD & SHARON DRIVE  
PHOENIX, AZ



## PROPERTY SUMMARY

- Available for Ground Lease
- 1.39 AC Available
- APN: 214-51-004J

## PROPERTY HIGHLIGHTS

- Prominent frontage along Cave Creek Road, a busy arterial in North Phoenix with strong visibility
- Positioned within a dense retail and service corridor
- Easy access to loop 51 freeway, Scottsdale, & Paradise Valley
- Over \$110,000 AVG. HH income within a 1, 3, & 5 mile radius

## TRAFFIC COUNT

- N Cave Creek Rd: ±19,647 VPD

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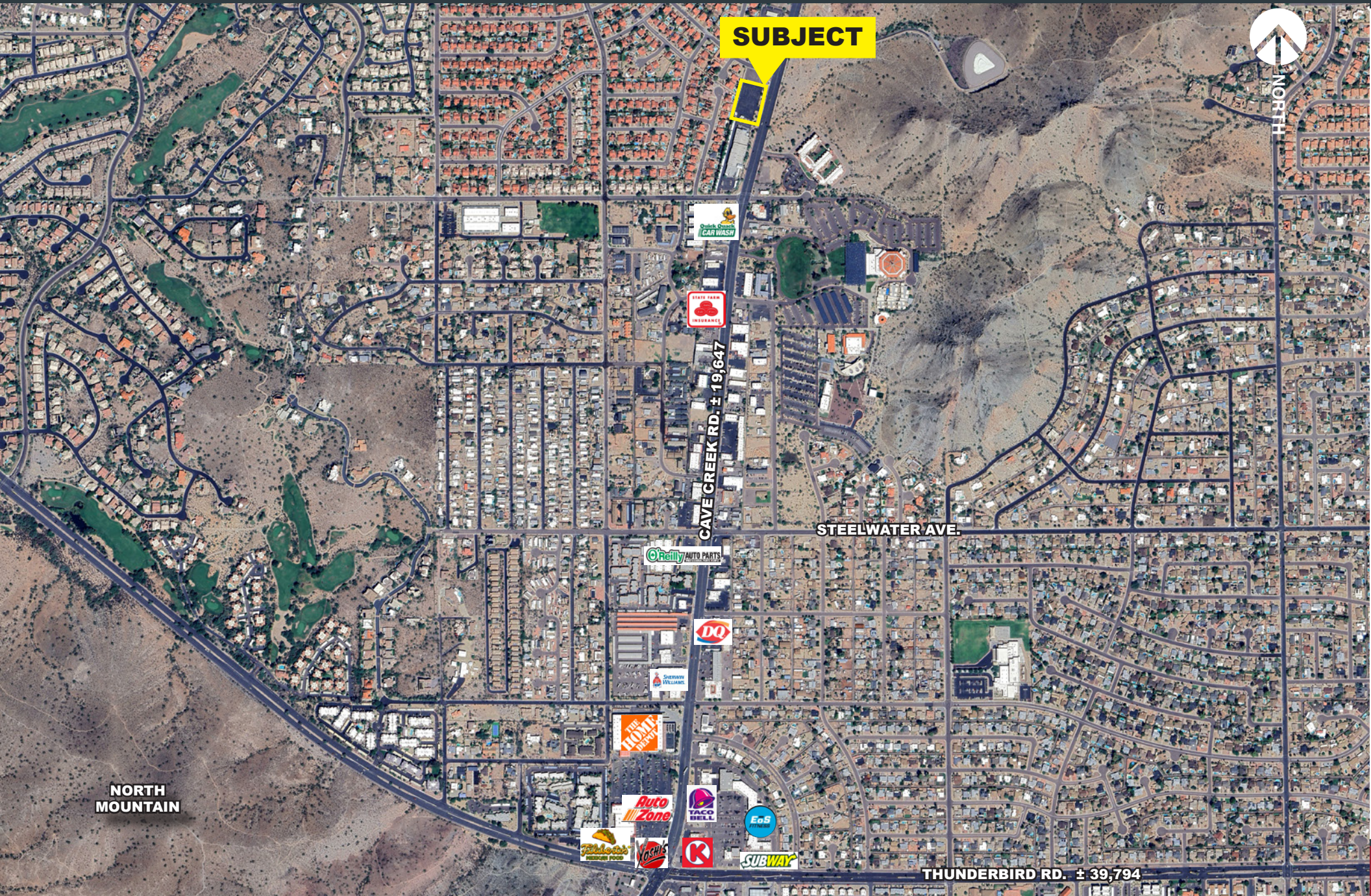
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## POPULATION



2025 Population

1 MILE

11,938

3 MILE

131,878

5 MILE

319,764

## HOUSEHOLDS



2025 Households

1 MILE

4,967

3 MILE

56,843

5 MILE

134,616

## INCOME



2025 Median Household Income

\$84,090

\$81,925

\$85,811

2025 Average Household Income

\$115,518

\$111,384

\$120,998

## HOUSING UNITS



2025 Total Housing Units

5,231

60,764

143,691

2025 Owner Occupied Housing Units

72.2%

61.5%

63.2%

2025 Renter Occupied Housing Units

27.8%

38.5%

36.8%

## DAYTIME POPULATION



2025 Total Daytime Population

9,517

107,381

290,598

2025 Total Daytime Population - Workers

3,946

46,707

141,882

2025 Total Daytime Population - Residents

5,571

60,674

148,716

