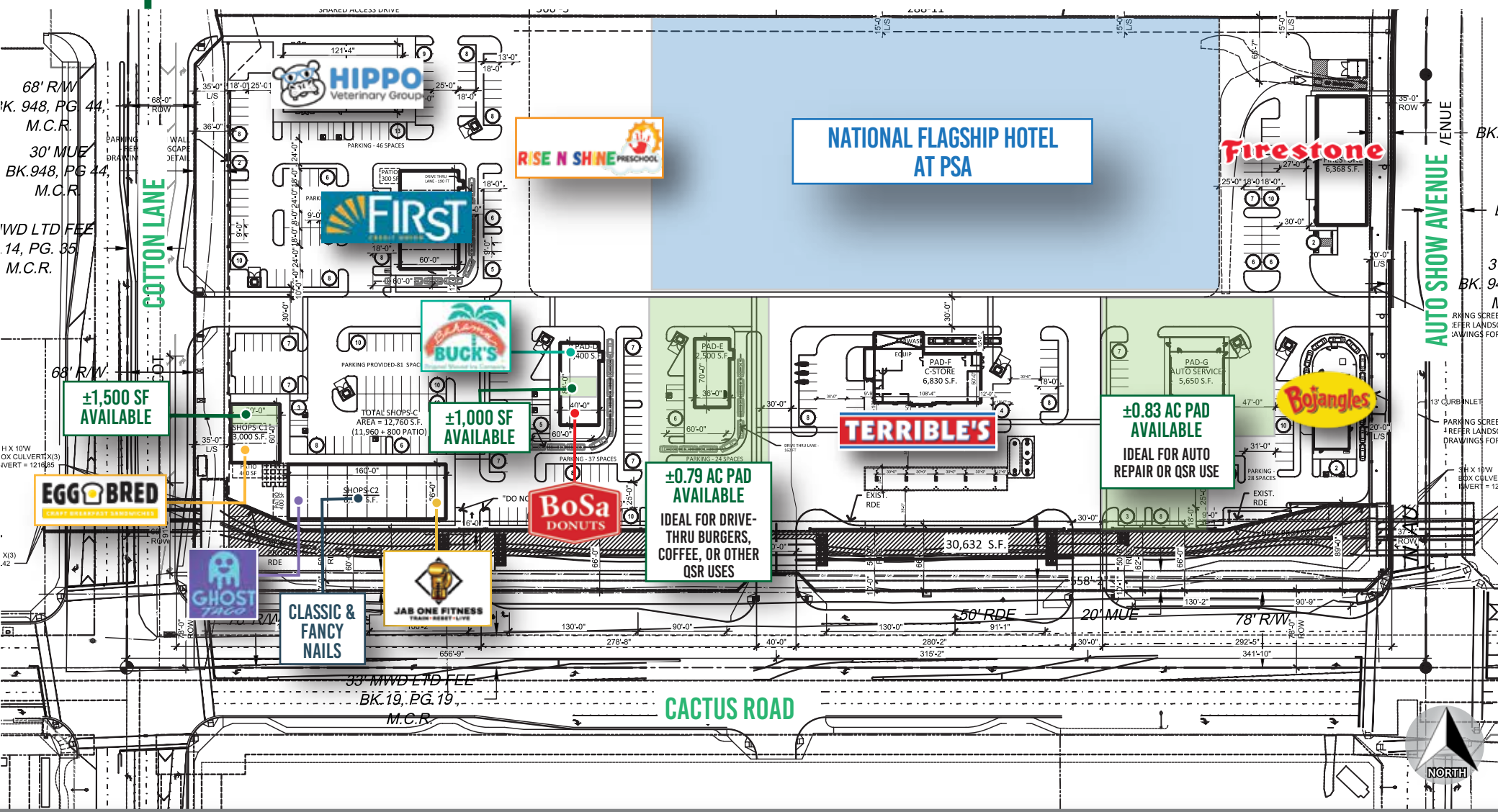


LIMITED AVAILABILITY!

Prime Retail Pads & Shops Space Available for Sale/Lease

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

site plan



Nationwide Real Estate Services

DELANEY MCGROARTY | Cell: 909.524.9669 | delaney.mcgroarty@dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

LIMITED AVAILABILITY!

Prime Retail Pads & Shops Space Available for Sale/Lease

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

demographics 2025

Source: *Sites USA*

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|-----------|-----------|-----------|
| POPULATION (2025) | 7,687 | 79,419 | 146,856 |
| PROJECTED POPULATION (2030) | 9,544 | 82,592 | 151,628 |
| AVERAGE HOUSEHOLD INCOME | \$158,361 | \$139,686 | \$124,747 |
| DAYTIME POPULATION | 2,711 | 26,509 | 65,686 |
| MEDIAN AGE | 34.5 | 35.9 | 41.1 |
| TOTAL BUSINESSES | 64 | 1,303 | 3,170 |



traffic counts: Cactus Rd | 12,552 VPD • Cotton Ln | 6,930 VPD • Loop 303 | 70,506 VPD

Contact:

DELANEY MCGROARTY

(C): 909.524.9669

delaney.mcgroarty@dpcrc.com



7339 E. McDonald Drive | Scottsdale, AZ 85250
O: 480.947.8800 | www.dpcrc.com

property highlights

- New 16-Acre Retail Development
- Final 2 Pads available for Sale/Lease
- In close proximity to Loop 303
- Thousands of new residential units planned/ under construction in the surrounding area
- Seeking Auto Repair, Drive-Thru Burgers, Coffee or other QSR uses