

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

NEC Cactus Road &
Cotton Lane
Surprise, AZ
Prasada Master Plan
Community

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DIVERSIFIED PARTNERS

Nationwide Real Estate Services

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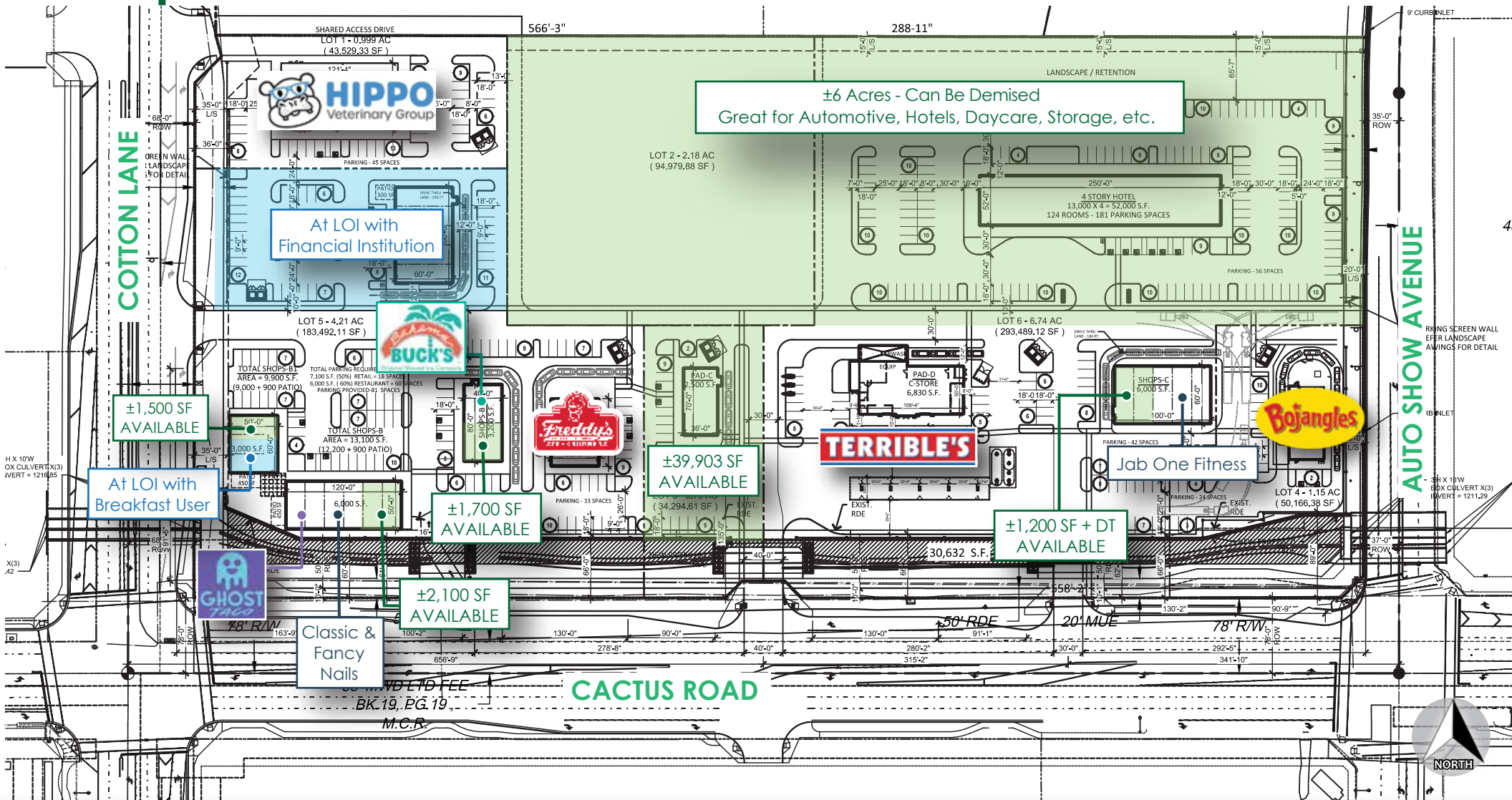
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NEW 16-AC RETAIL DEVELOPMENT

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

site plan



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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

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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
- Seeking Coffee, Daycares, Automotive, and other retail users