



SUBJECT
DRIVE THRU
OPPORTUNITY
3,145 SF

RETAIL PROPERTY FOR LEASE

DRIVE THRU OPPORTUNITY

12775 West Bell Road Surprise, AZ 85378

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DRIVE THRU OPPORTUNITY WITH BELL RD FRONTAGE

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LOCATION DESCRIPTION

SWC Bell Rd & RH Johnson Blvd

PROPERTY HIGHLIGHTS

- DRIVE THRU OPPORTUNITY AVAILABLE - 3,145 SF
- BELL RD FRONTAGE WITH HIGH TRAFFIC COUNTS
- GREAT VISIBILITY FROM BELL RD / RH JOHNSON INTERSECTION

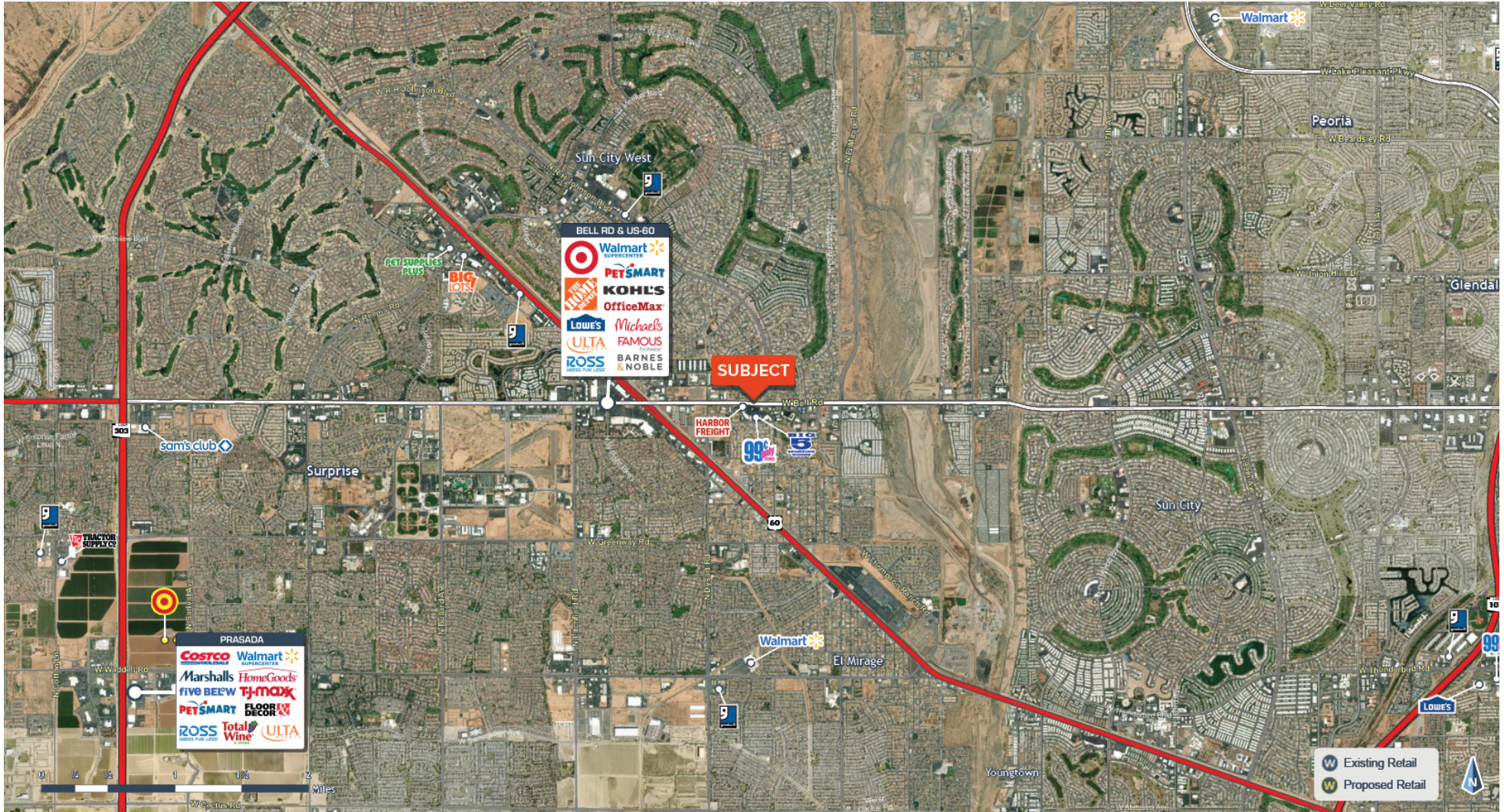
AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	3,145 SF	Lease Rate:	CALL FOR PRICING

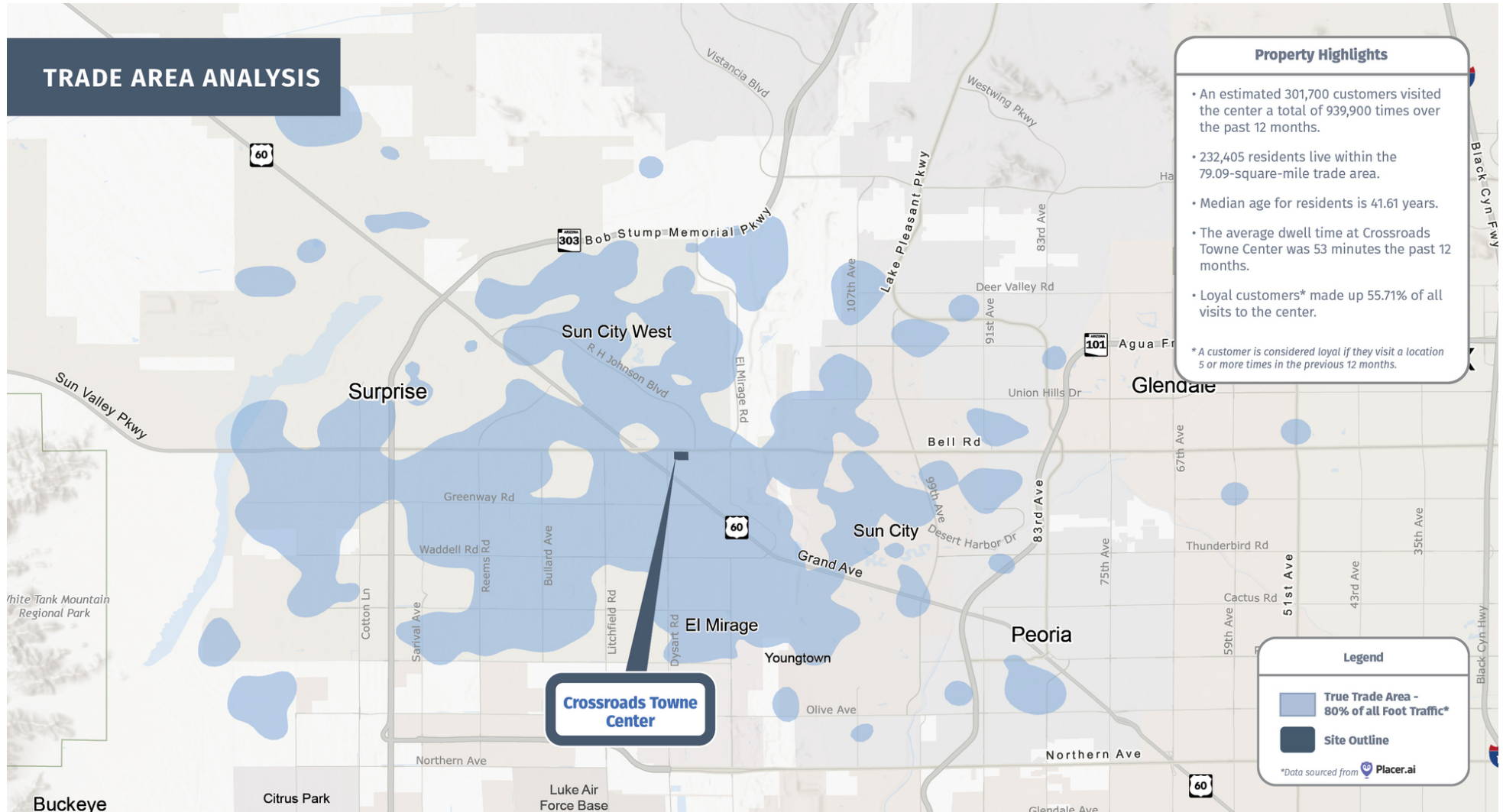
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
DRIVE THRU OPPORTUNITY	Available	3,145 SF		CALL FOR PRICING	-
HONOR HEALTH / FAST MED	HONOR HEALTH / FASTMED	3,135 SF		-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,638	96,392	236,118
Median Age	55.7	45.3	51.7



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$53,903	\$62,592	\$67,202
Average	\$71,756	\$81,192	\$88,413



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	331	1,904	4,023
Employees	4,122	21,720	50,135
Daytime Population	11,150	87,375	214,093



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	34.3%	50.1%	41.7%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	54.8%	59.5%	64.5%
Services	23.6%	20.7%	17.0%
Blue Collar	21.6%	19.8%	18.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,069	39,522	101,231
Median Home Value	\$267,355	\$305,576	\$332,941

* 2023 Demographic data derived from ESRI

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