



## MEDICAL/OFFICE/RETAIL

13700 N DYSART RD | SURPRISE, AZ



Available For Lease

**Available Now**

**\*Rental Rates Upon Request**

NO PARKING



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## PROPERTY FEATURES



36,000 SQ. FT. TOTAL,  
MINIMUM DIVISIBLE IS  
2,000 SF



C-2 COMMUNITY  
C-3 GENERAL COMMERCIAL  
I-1 LIGHT INDUSTRIAL

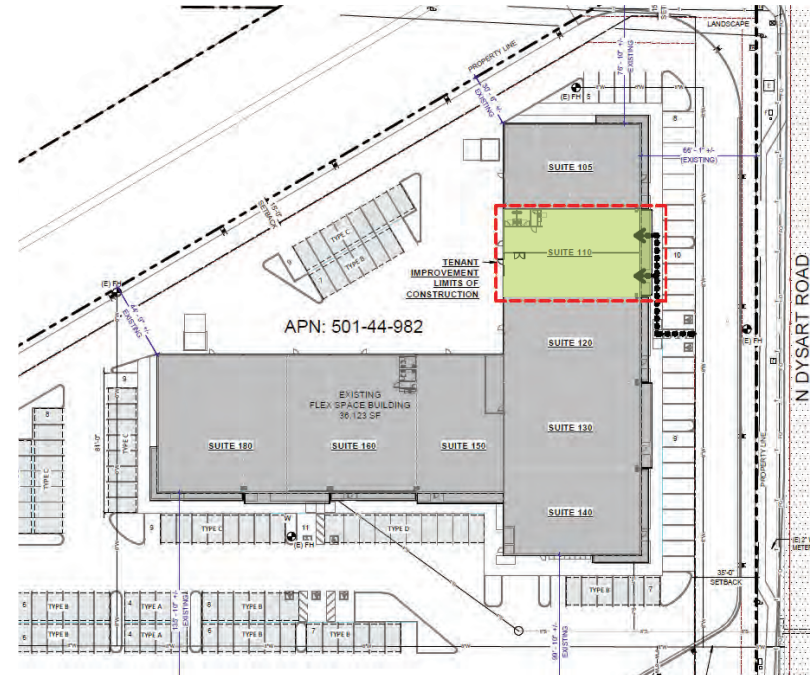


18' TO 24'  
CLEAR HEIGHT



ABLE TO ADD A  
TOTAL OF 8 DOORS

## Master Plan



## Property Photos

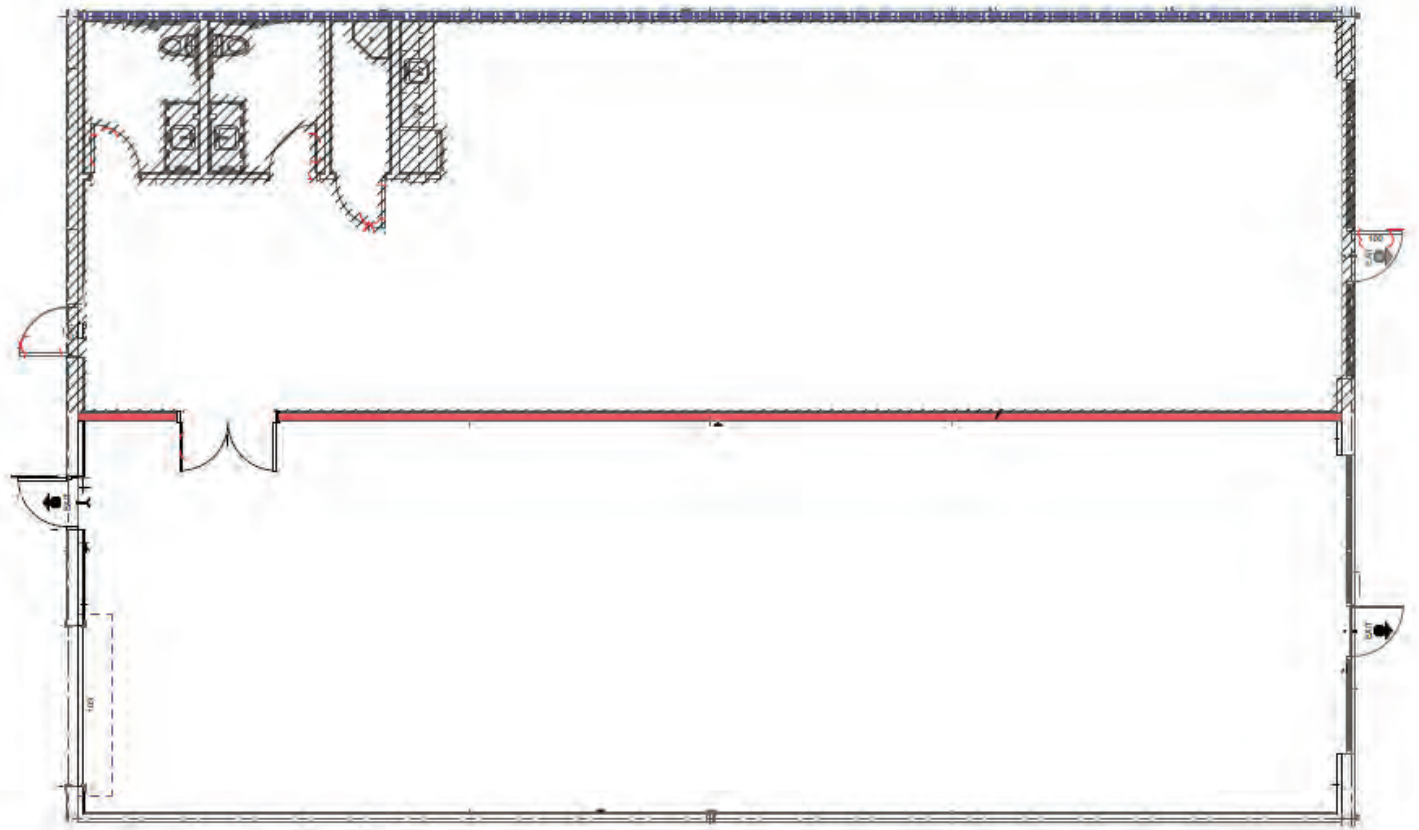


## PROPERTY FEATURES



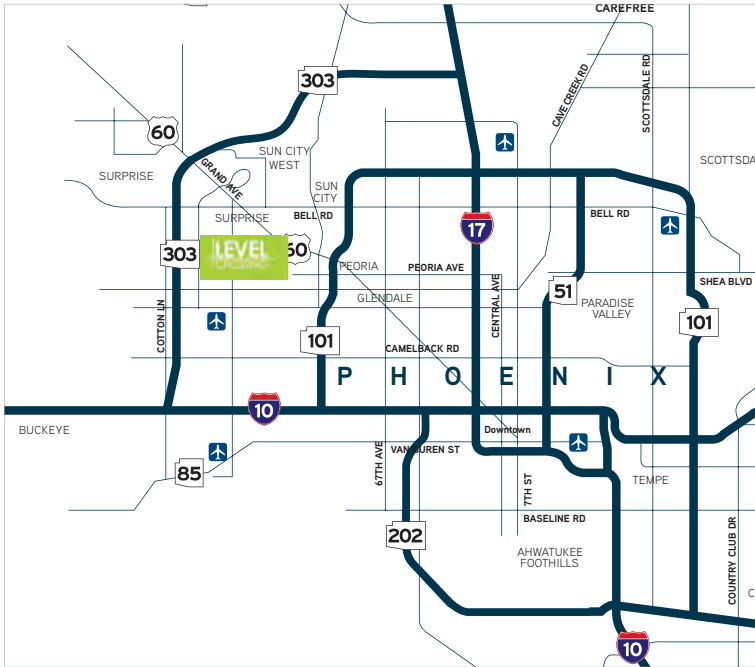
- MOVE-IN READY
- ±3,976 TOTAL SQUARE FEET
- FLEXIBLE USE
- OPEN OFFICE
- TWO RESTROOMS
- BREAK AREA
- 100% HVAC
- LED LIGHTING
- ONE (1) GRADE LEVEL DOOR

### Suite 110





# LOCATION OVERVIEW



## Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Current Population	17,452	98,003	205,216
2026 Projection	18,509	104,400	218,447
Median Age	31.3	35.2	47.4
Total Households	5,434	34,129	86,452
AvgHousehold Income	\$77,235	\$73,996	\$70,465
High School Graduate	30.8%	29.2%	28.4%
Associate Degree	8.8%	6.7%	4.7%
Bachelor's Degree	15%	17%	22%

TRAFFIC COUNTS	Count	Distance
N. Dysart Road	18,065	.07
W. Waddell Road	20,468	.17
W. Thunderbird Road	19,900	.25





Level Crossing

# LOCATION HIGHLIGHTS





## Retail Amenities

# LEVEL CROSSING



For more information, please contact:

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**HARDY  
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