



PAD FOR GROUND LEASE OR BTS | 0.60 AC

NEC OF LA MONTANA & PALISADES | FOUNTAIN HILLS, AZ

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PROPERTY HIGHLIGHTS

- Final PAD with Drive-Thru Capability and 3,000 SF available in the Heart of Fountain Hills.
- Notable tenants in Close Proximity Include Bashas', Safeway, Ace Hardware, Honor Health, Mayo Clinic, Fountain Hills Municipal Court and Many Others.
- Now Announcing Dutch Bros and Honor Health to Join the Tenant-Mix.

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **30,301**

DAYTIME POPULATION **33,852**

TRAFFIC COUNTS

PALISADES BLVD **21,167 VPD**

(ADOT '22)

LA MONTANA DR **2,791 VPD**

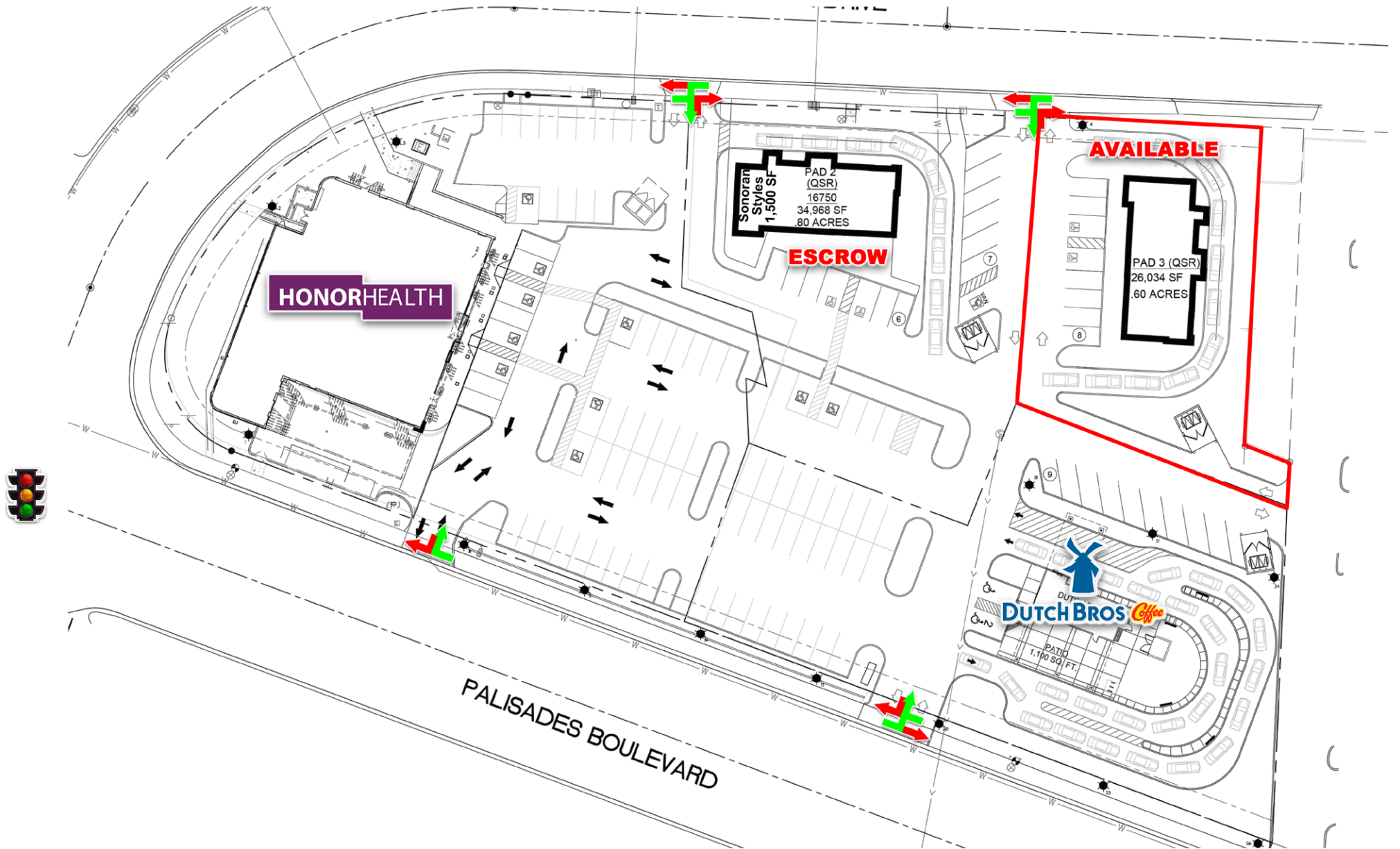
(CITY OF FOUNTAIN HILLS '22)

PAD FOR GROUND LEASE OR BTS & 2ND GEN RESTAURANT FOR LEASE

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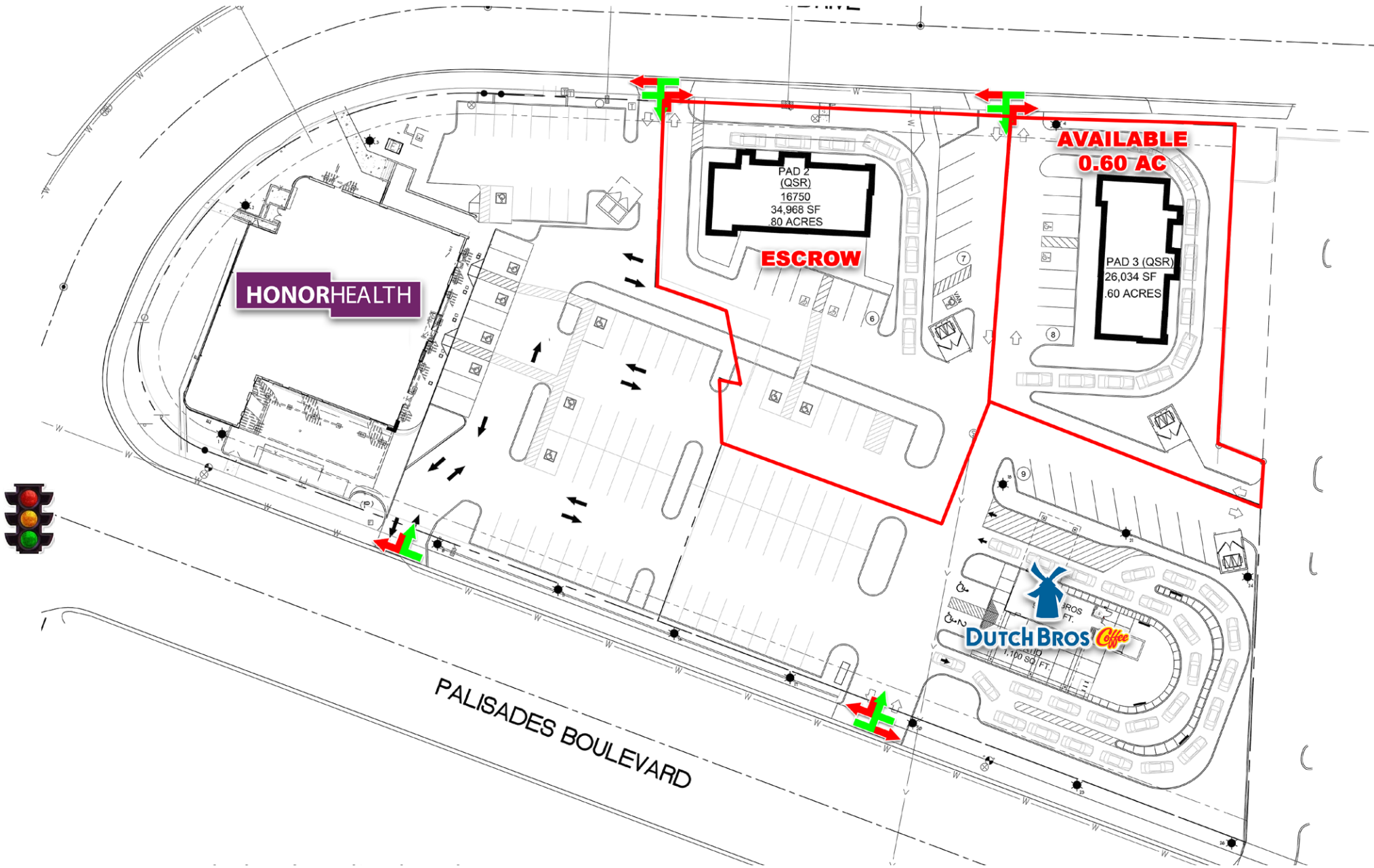


SITE PLAN - OPTION 1



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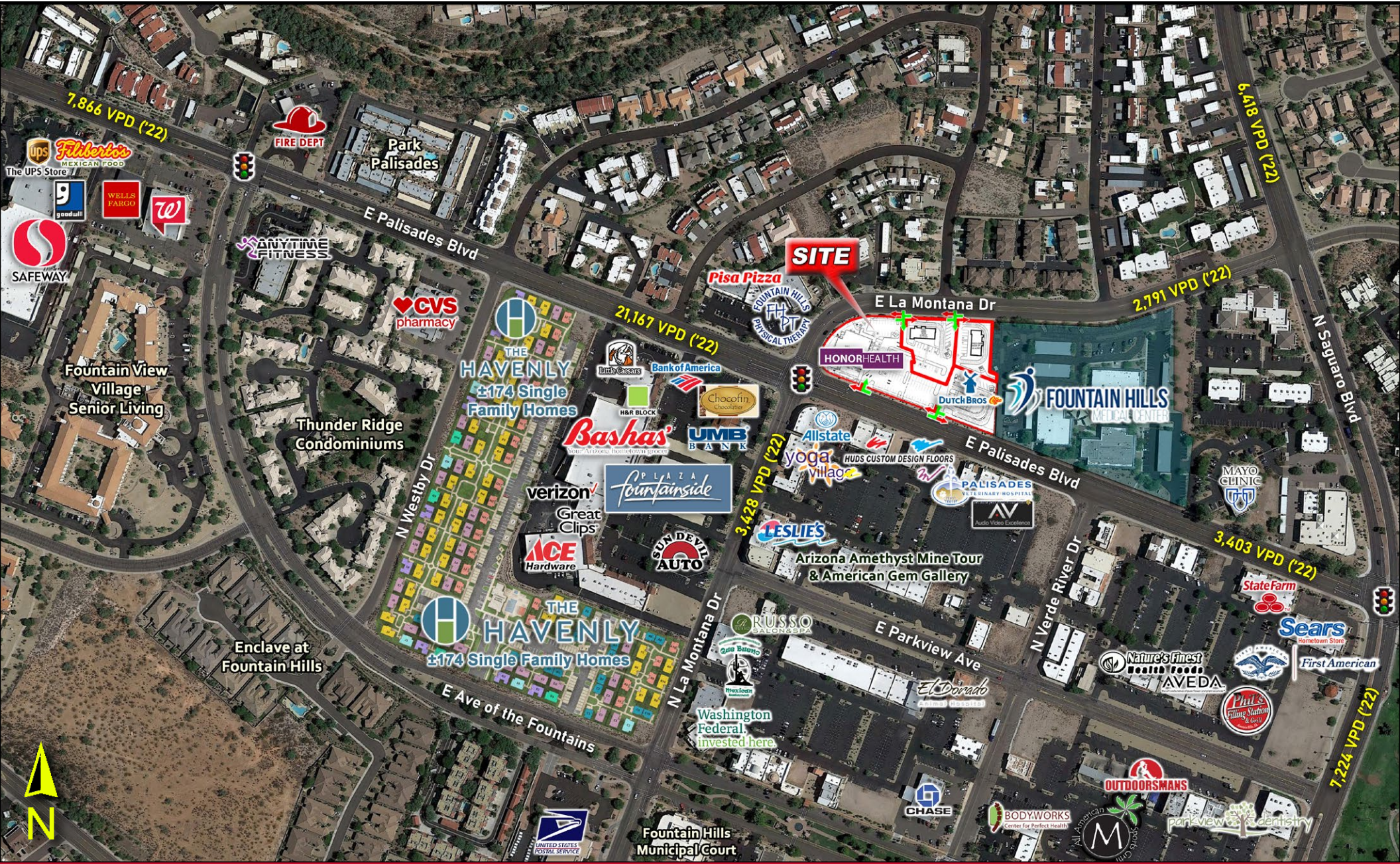
SITE PLAN - OPTION 2



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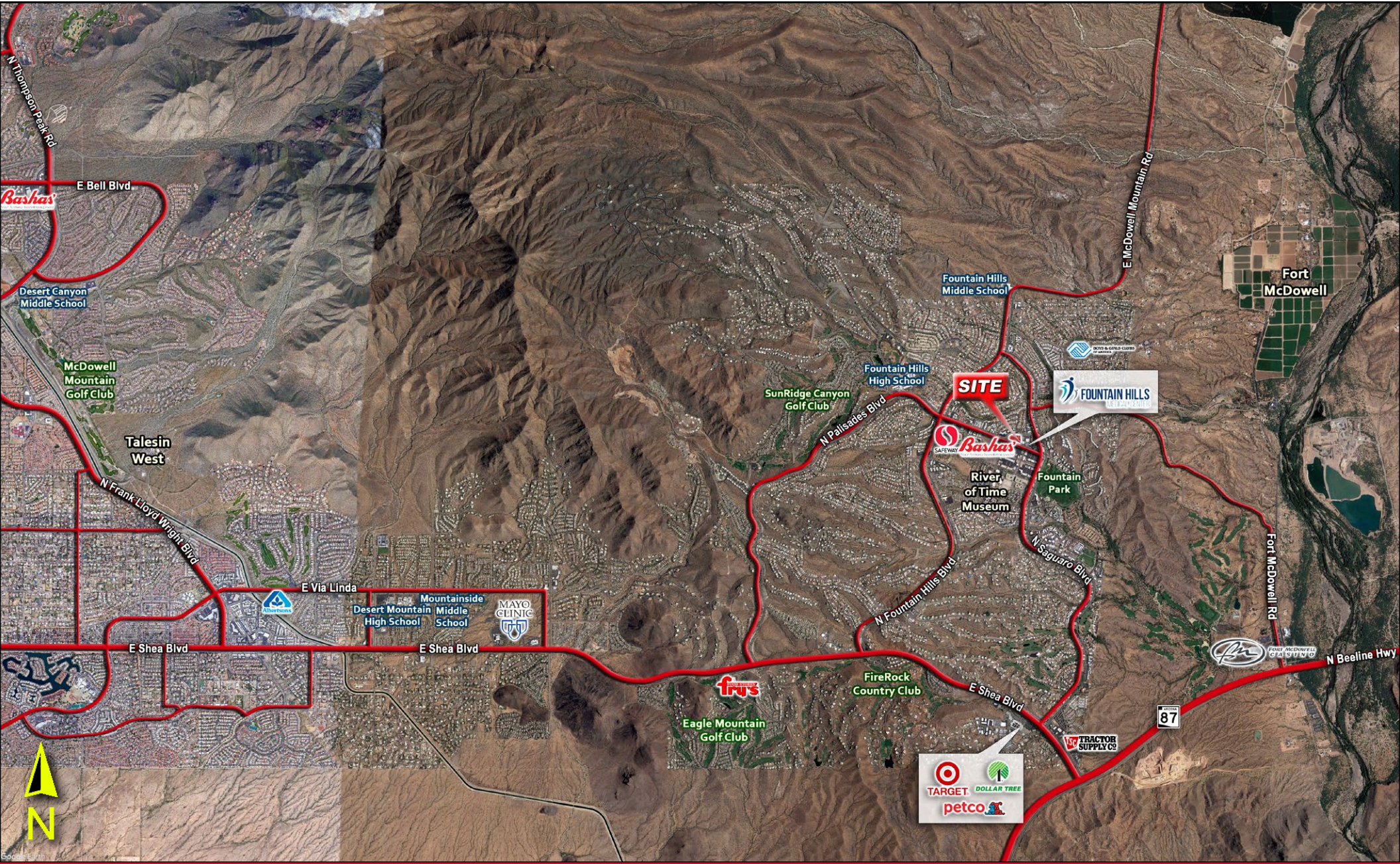
INTERSECTION AERIAL



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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	9,667	23,864	30,301
2028 Total Population	9,645	23,904	30,431



	1 MILE	3 MILE	5 MILE
Average HH Income	\$113,733	\$144,088	\$162,341
Median HH Income	\$82,015	\$96,197	\$116,137



	1 MILE	3 MILE	5 MILE
Daytime Employees	4,997	10,549	16,930
Daytime Residents	5,464	13,299	16,922



	1 MILE	3 MILE	5 MILE
2023 Households	5,065	11,524	14,336
2028 Households	5,110	11,669	14,550



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	56.4%	68.0%	70.8%
Renter Occupied Housing	24.9%	15.9%	13.9%



	1 MILE	3 MILE	5 MILE
2023 Median Age	60.9	59.9	58.6
2028 Median Age	62.7	61.3	60.2

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THE HAVENLY
±174 Single Family Homes



FOR MORE INFORMATION CONTACT

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