

FOR GROUND LEASE | TWO +/-0.70 AC RETAIL PADS

NWC DYSART RD & BELL RD, SURPRISE, AZ 85378



D/T RESTAURANT | AUTO | RETAIL

- TWO C-2 ZONED +/- 0.70 ACRE PADS
- PROPOSED 2,400 SF D/T RESTAURANT
1,500 SF AUTOMOTIVE SHOP
- DELIVERED WITH OFF SITES + COMMON
DRIVE + UTILITIES STUBBED
- DENSE HIGH TRAFFIC CORRIDOR
BELL RD FRONTAGE 46,241 VPD
- MEDIAN HH INCOME \$93,466/YR (5MI)
- JOIN 7-ELEVEN, MCDONALD'S,
O'REILLY, CALIBER COLLISION, SUNDAY
GOODS, PAM HEALTH, WINDOW DEPOT

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VIAONE
PROPERTIES

TRADE AREA HIGHLIGHTS

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PROPOSED SITE PLAN

NWC DYSART RD & BELL RD, SURPRISE, AZ 85378



LOT 50
BELL AND DYSART
COMMERCE CENTER
BOOK 1047, PAGE 30



LOT 58-2
BELL AND DYSART
COMMERCE CENTER
BOOK 1047, PAGE 30



LOT 1
BELL AND DYSART
COMMERCE CENTER
BOOK 581, PAGE 8



D/T RESTAURANT | AUTO

- TWO C-2 ZONED +/- 0.70 AC PADS FOR GROUND LEASE
- PROPOSED 2400 SF D/T RESTAURANT + 1500 SF AUTO
- DELIVERED W/ OFF SITES + COMMON DRIVE + UTILITIES STUBBED
- HIGH TRAFFIC CORRIDOR BELL FRONTAGE 46,241 VPD
- MEDIAN HH INCOME \$93,466/YR (5MI)
- JOIN 7-11, MCDONALD'S, O'REILLY, CALIBER, SUNDAY GOODS, PAM HEALTH, WINDOW DEPOT

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TRADE AREA DEMOGRAPHICS

NWC DYSART RD & BELL RD, SURPRISE, AZ 85378

Population			
	1 mile	3 miles	5 miles
2020 Population	10,137	93,367	222,240
2025 Population	10,925	99,481	235,992
2030 Population Projection	11,426	103,823	246,132
Annual Growth 2020-2025	1.6%	1.3%	1.2%
Annual Growth 2025-2030	0.9%	0.9%	0.9%
Median Age	56.5	48.5	54.5
Bachelor's Degree or Higher	24%	24%	28%
U.S. Armed Forces	49	347	806

Population By Race			
	1 mile	3 miles	5 miles
White	7,314	66,222	170,601
Black	442	5,180	10,291
American Indian/Alaskan Native	89	1,073	2,152
Asian	125	2,154	5,262
Hawaiian & Pacific Islander	15	234	432
Two or More Races	2,940	24,619	47,254
Hispanic Origin	3,381	26,733	49,381

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$347,600	\$374,022	\$391,204
Median Year Built	1989	1998	1997

Households			
	1 mile	3 miles	5 miles
2020 Households	4,413	37,437	93,781
2025 Households	4,736	40,339	100,248
2030 Household Projection	4,956	42,252	104,839
Annual Growth 2020-2025	1.8%	1.8%	1.8%
Annual Growth 2025-2030	0.9%	0.9%	0.9%
Owner Occupied Households	3,459	30,884	82,007
Renter Occupied Households	1,497	11,368	22,832
Avg Household Size	2.2	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$136.8M	\$1.2B	\$3.2B

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$83,335	\$89,326	\$93,466
Median Household Income	\$61,854	\$72,874	\$75,158
< \$25,000	607	5,087	12,451
\$25,000 - 50,000	1,210	7,755	18,753
\$50,000 - 75,000	944	7,980	18,824
\$75,000 - 100,000	632	6,662	15,180
\$100,000 - 125,000	502	4,470	12,313
\$125,000 - 150,000	212	2,986	7,652
\$150,000 - 200,000	400	3,161	8,263
\$200,000+	228	2,238	6,812

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