

FOR LEASE

CAVE CREEK AUTO

12614 N. CAVE CREEK RD, PHOENIX, AZ 85022



SPACE DESCRIPTION

MPB Realty is pleased to present a $\pm 2,604$ SF End-Cap space available on Cave Creek Rd. The space features a double pass through bay, reception area, and small office; making it ideal for users needing an office/warehouse or showroom.

PROPERTY HIGHLIGHTS

- End-Cap Space Available
- Great Visibility & Access Along Cave Creek Road
- Available Monument Signage
- Great Co-Tenancy With Sherwin Williams
- Close Proximity to Home Depot
- $\pm 25k$ VPD Along Cave Creek Road

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,604 SF
Zoning:	C-2
Available Suite:	101

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,004	44,794	124,739
Total Population	11,147	109,559	301,743
Average HH Income	\$74,831	\$72,940	\$74,062



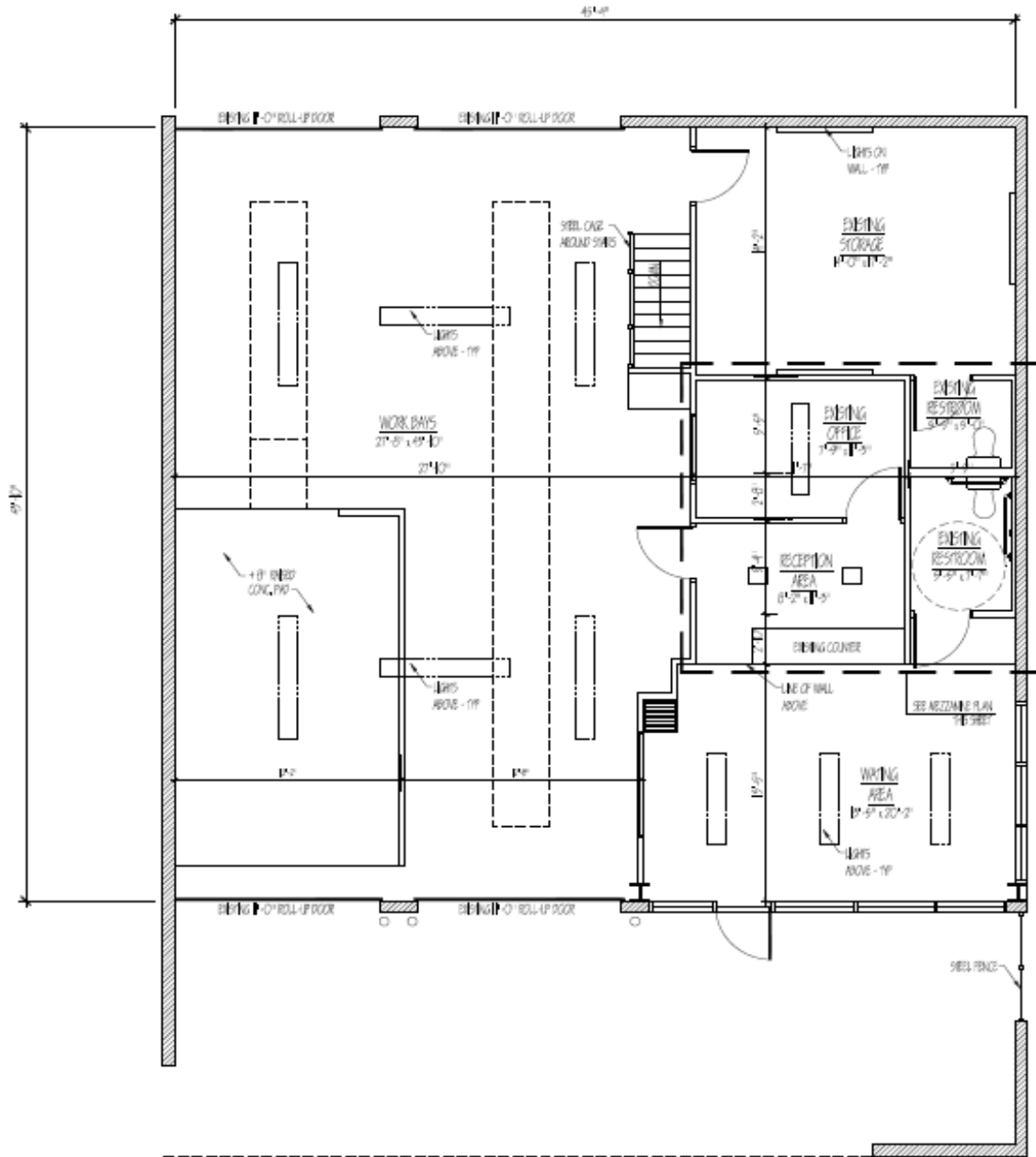
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FLOOR PLAN - SUITE 101

2,604 SQ. FT.

1/4" = 1'-0"



**REALTY
SERVICES**

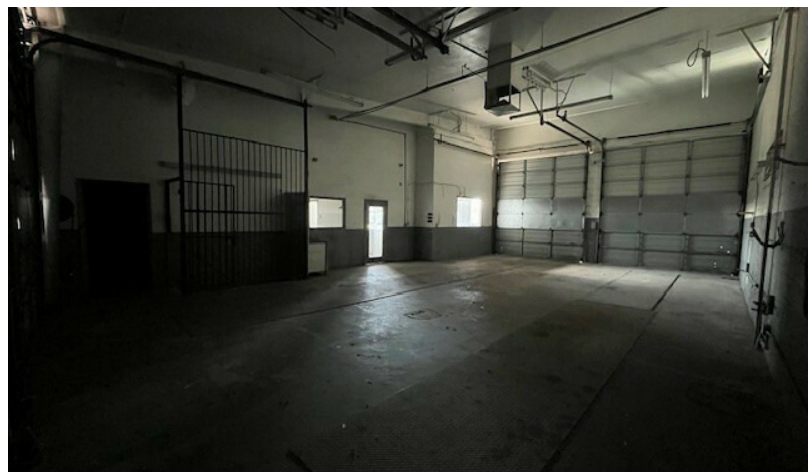
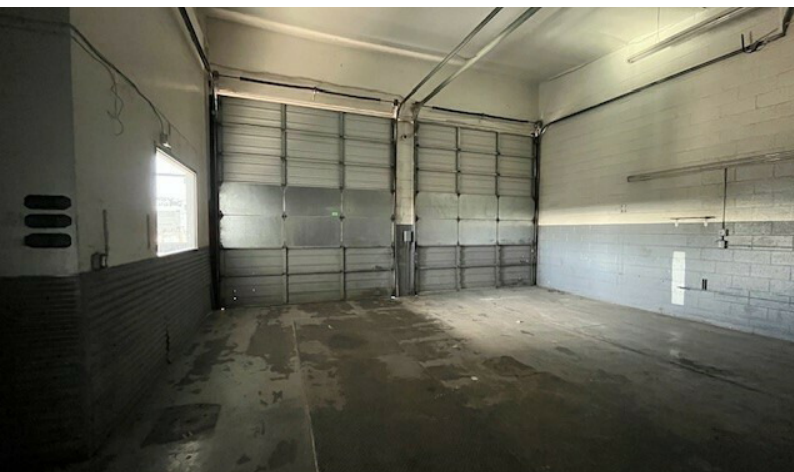
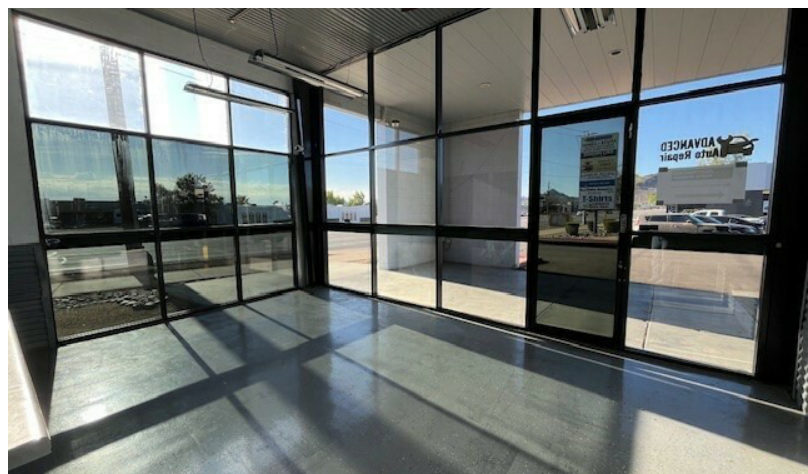
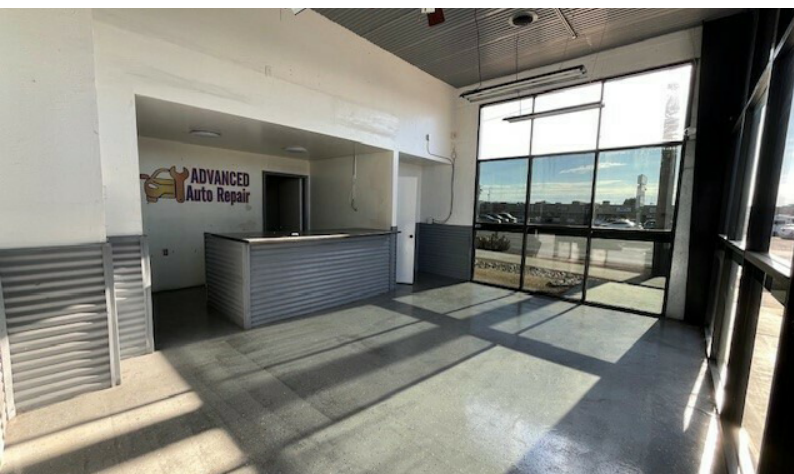
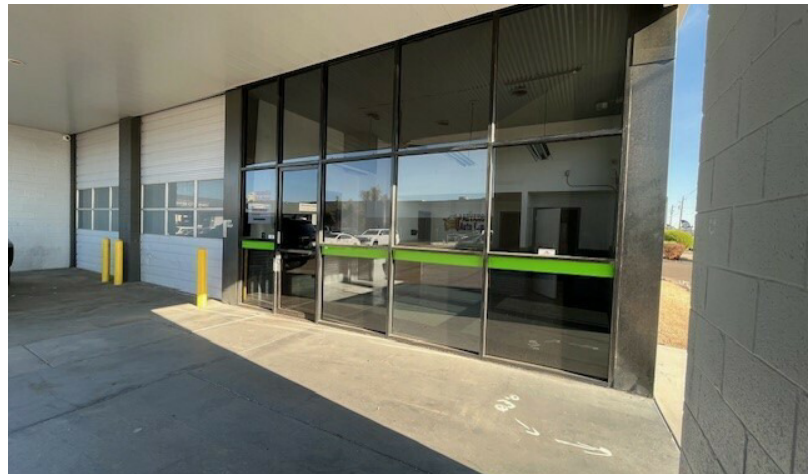
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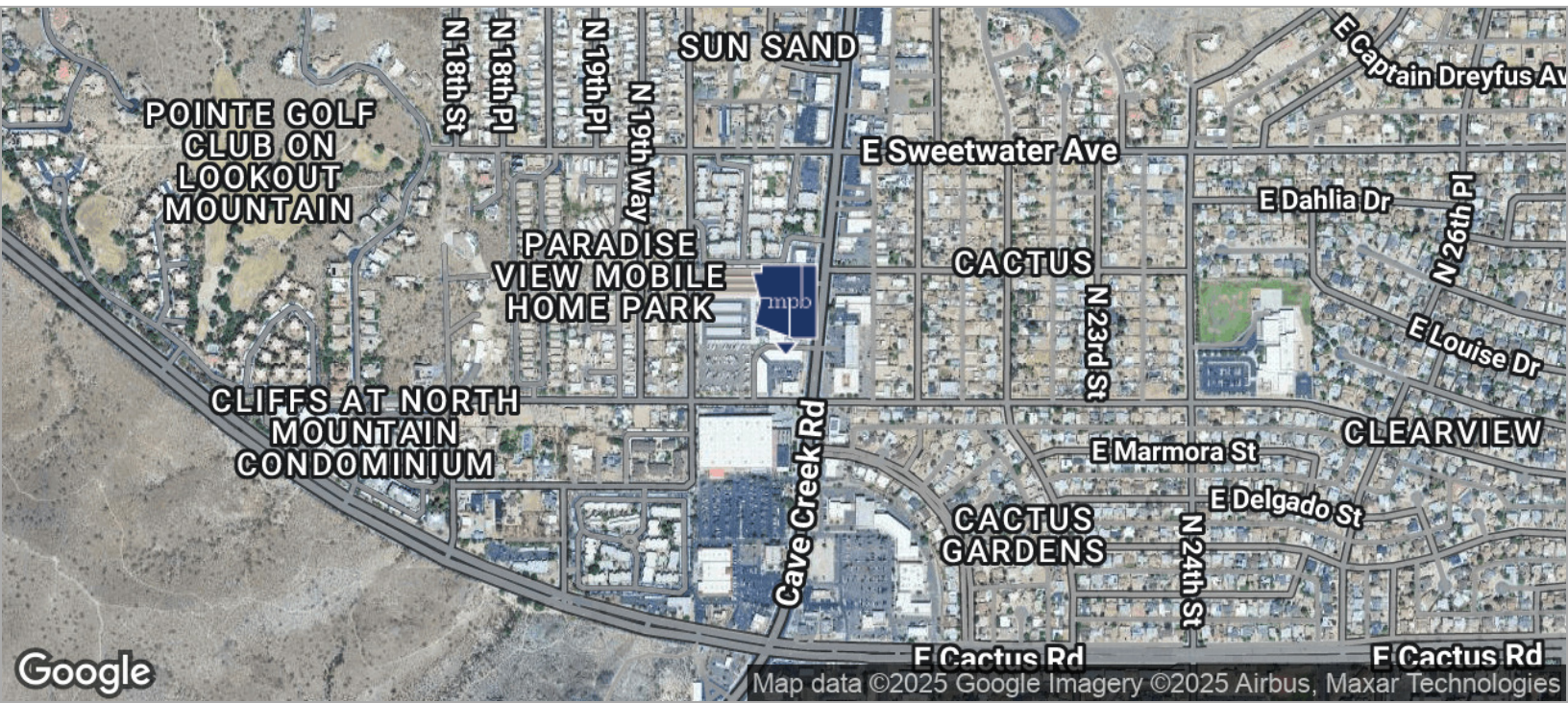
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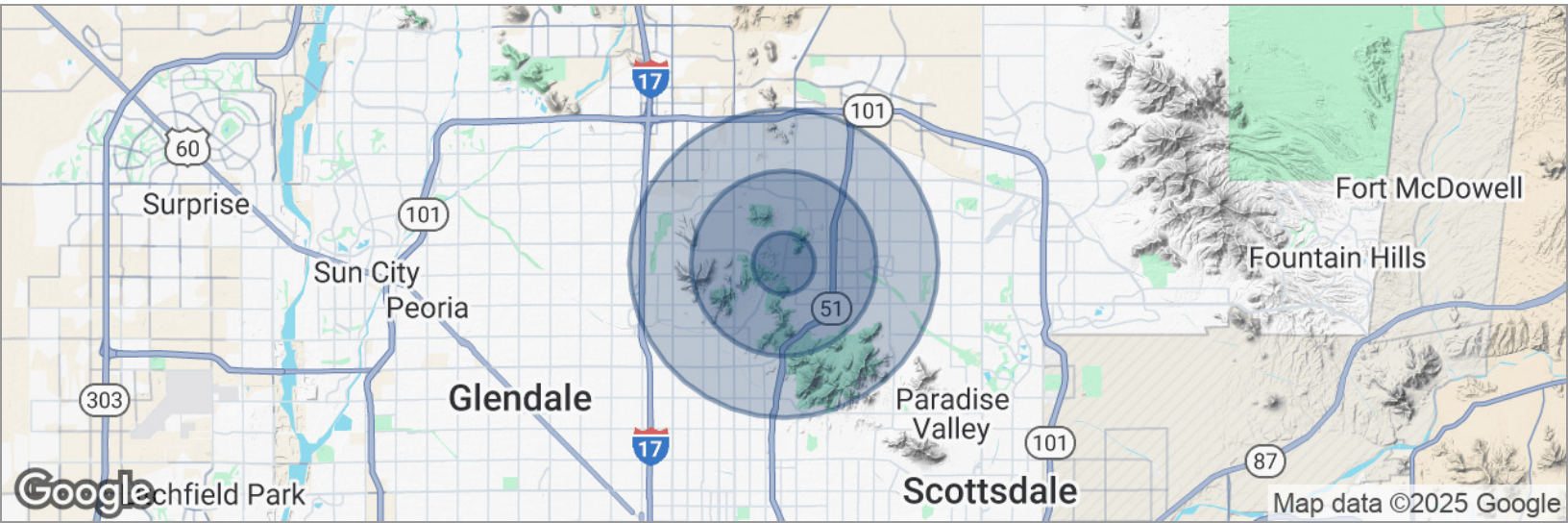
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,147	109,559	301,743
Median age	41.2	37.7	37.6
Median age (Male)	40.1	36.6	36.4
Median age (Female)	42.1	39.0	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,004	44,794	124,739
# of persons per HH	2.2	2.4	2.4
Average HH income	\$74,831	\$72,940	\$74,062
Average house value	\$320,131	\$311,630	\$323,269

* Demographic data derived from 2020 ACS - US Census



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