

DRIVE-THRU ENDCAP ON BELL RD!

AVAILABLE **FOR LEASE** AT CROSSROADS TOWNE CENTER

12775 W. Bell Road | Surprise, AZ 85378



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**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- ±2,440 to 3,145 SF with a Drive-Thru opportunity available for Lease
- Opportunity to add patio
- Join Honor Health Urgent Care
- New renovations in progress including demo of the interior, upgraded landscaping and new parking lot!
- Building is situated directly on Bell Road, adjacent to a fully-signalized intersection
- Ideal for Coffee and Fast Food Uses!



Join Neighboring Tenants:



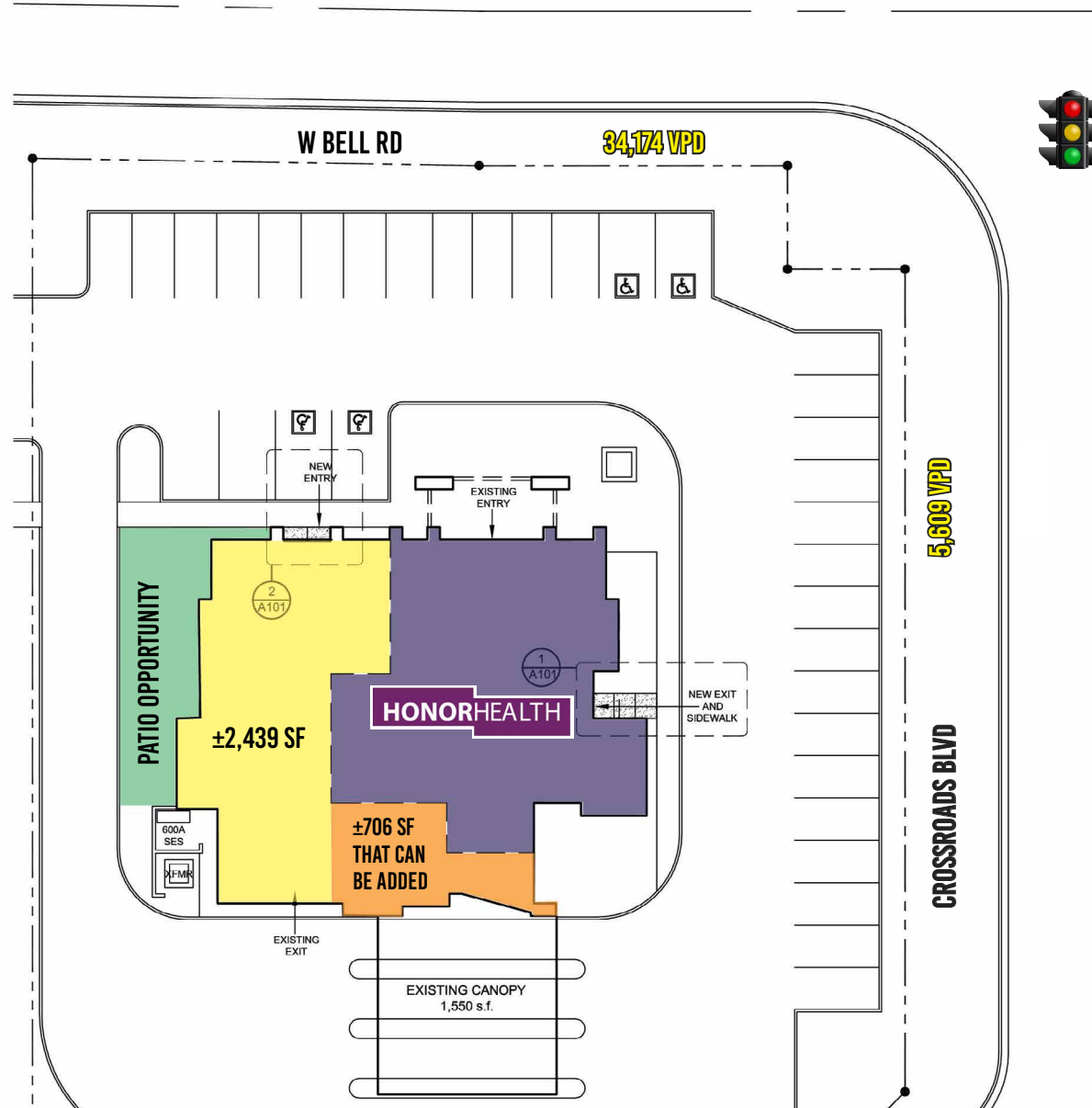
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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DEMOGRAPHICS 2026



POPULATION

1 MILE	10,063
3 MILE	99,458
5 MILE	239,810



HOUSEHOLDS

4,308
41,604
105,504



AVG HH INCOME

\$84,880
\$98,393
\$106,299



MEDIAN HOME VALUE

\$335,049
\$372,276
\$400,139



DAYTIME POPULATION

6,432
59,031
148,053



TOTAL BUSINESSES

269
2,493
6,045

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