

THE HAVENLY
±174 Single Family Homes



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

NEC OF LA MONTANA & PALISADES | FOUNTAIN HILLS, AZ

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PROPERTY HIGHLIGHTS

- Final PAD with Drive-Thru Capability and 3,000 SF Second Generation Restaurant Space 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**

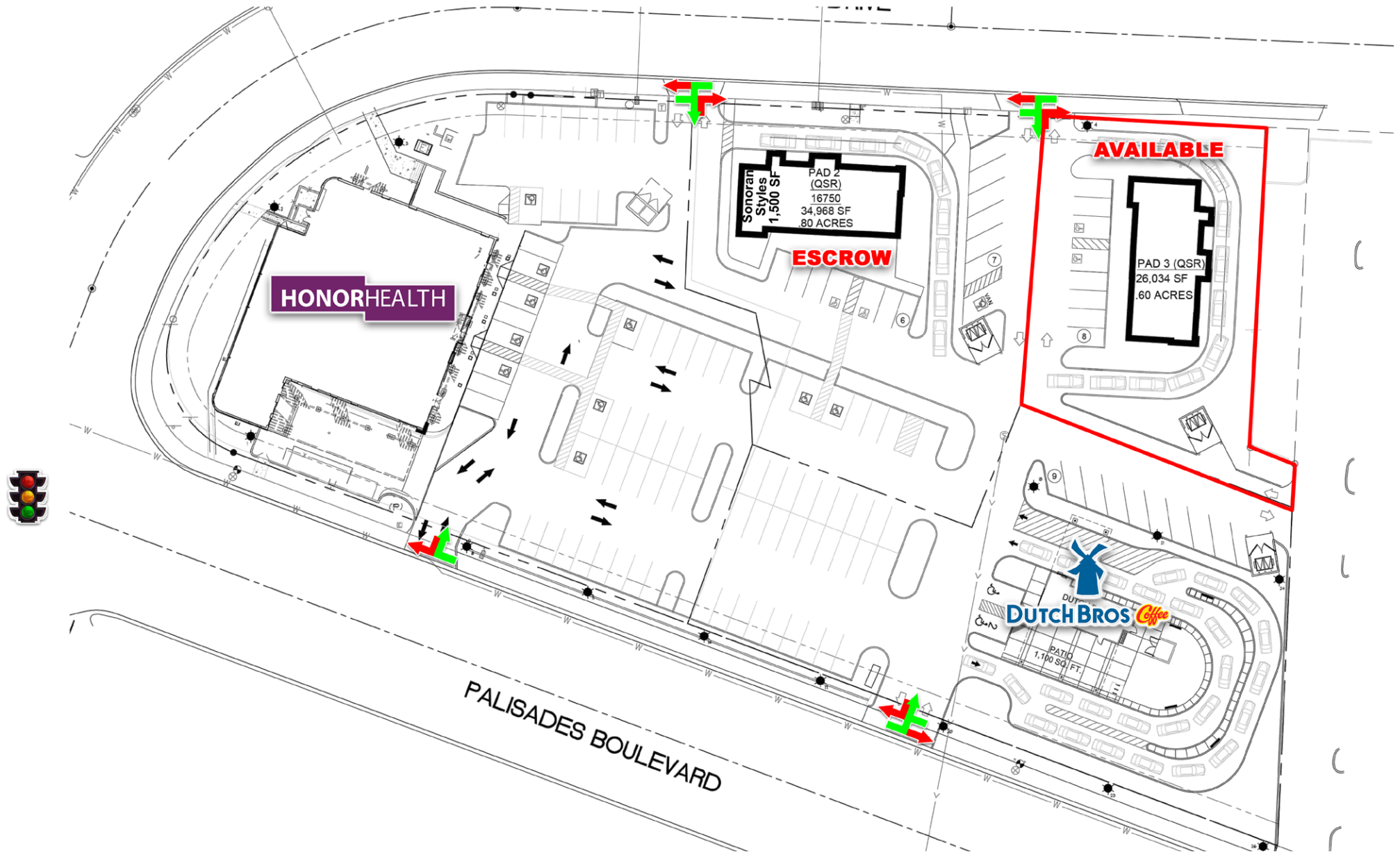
(CITY OF FOUNTAIN HILLS '22)

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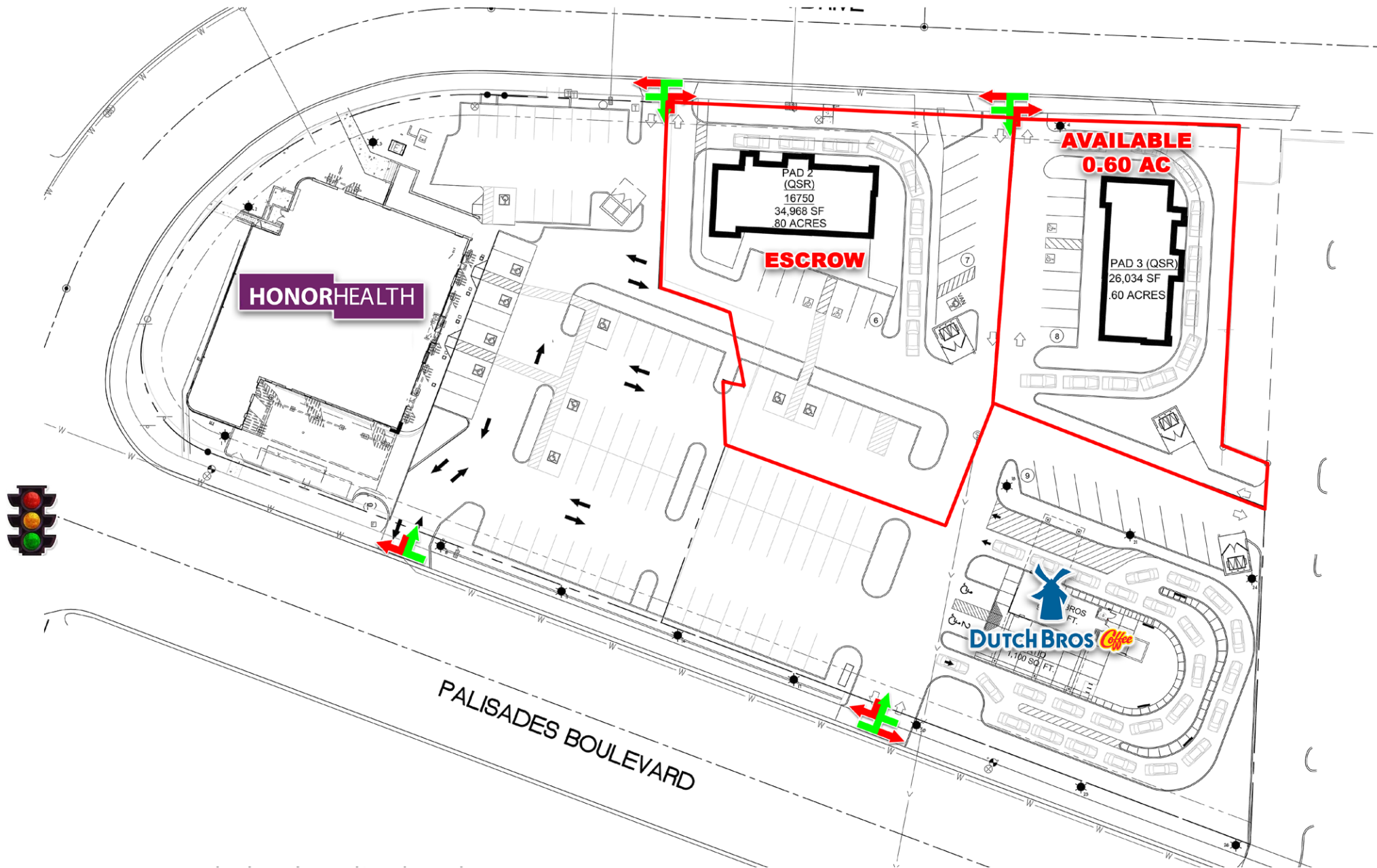


SITE PLAN - OPTION 1



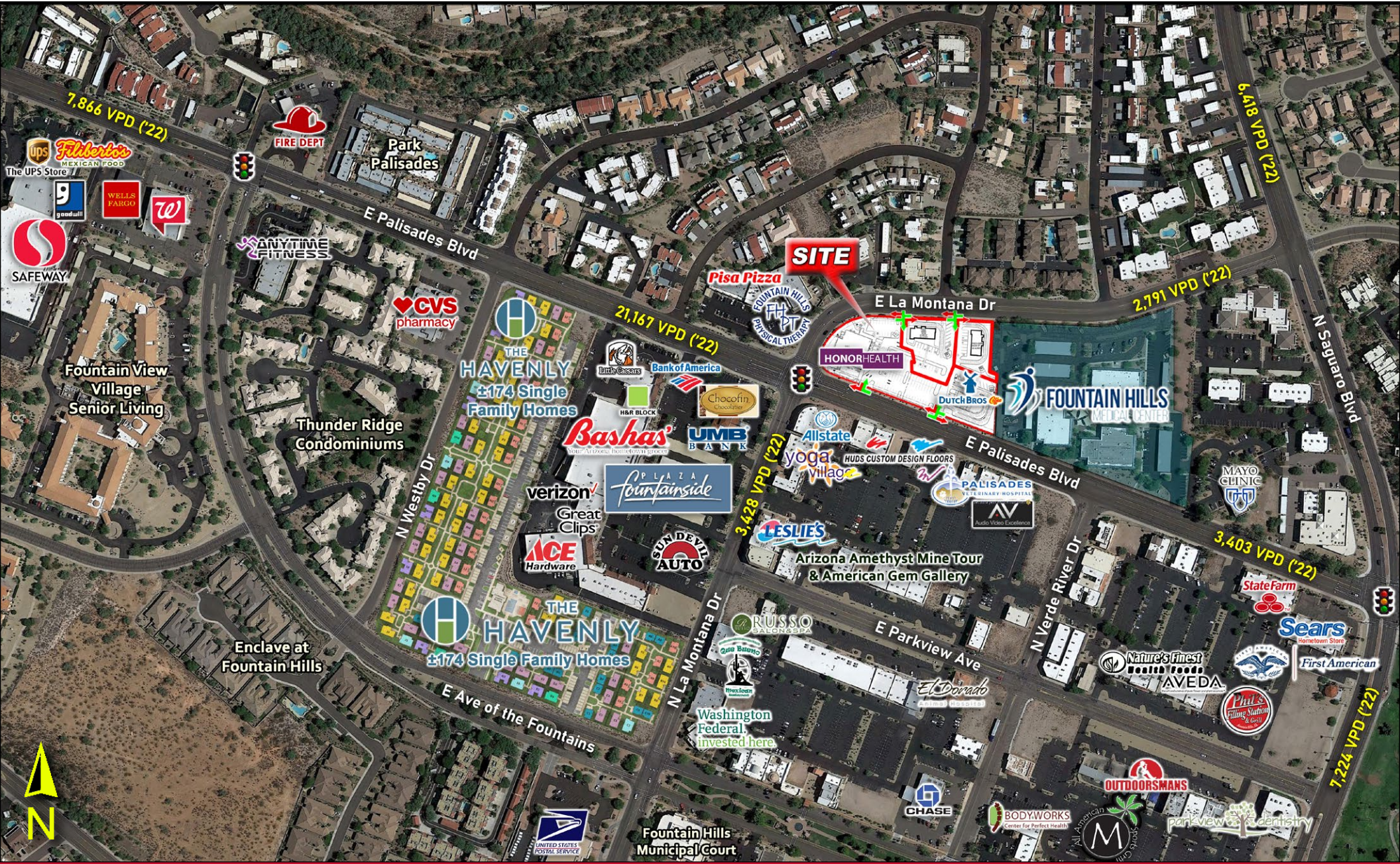
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SITE PLAN - OPTION 2



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INTERSECTION AERIAL



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DEMOGRAPHIC SNAPSHOT



2023 Total Population

1 MILE	3 MILE	5 MILE
9,667	23,864	30,301

2028 Total Population

9,645	23,904	30,431
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Average HH Income

1 MILE	3 MILE	5 MILE
\$113,733	\$144,088	\$162,341

Median HH Income

\$82,015	\$96,197	\$116,137
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Daytime Employees

1 MILE	3 MILE	5 MILE
4,997	10,549	16,930

Daytime Residents

5,464	13,299	16,922
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2023 Households

1 MILE	3 MILE	5 MILE
5,065	11,524	14,336

2028 Households

5,110	11,669	14,550
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Owner Occupied Housing

1 MILE	3 MILE	5 MILE
56.4%	68.0%	70.8%

Renter Occupied Housing

24.9%	15.9%	13.9%
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2023 Median Age

1 MILE	3 MILE	5 MILE
60.9	59.9	58.6

2028 Median Age

62.7	61.3	60.2
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FOR MORE INFORMATION CONTACT

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