

FOR SALE

17124

EAST SHEA BOLEVARD  
Fountain Hills, AZ 85268



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**CBRE**



## PROPERTY HIGHLIGHTS

- Freestanding building fronting Shea Blvd with four drive-thru lanes
- Parcel size is ±44,609 SF with ±4,268 SF building built in 2007
- Zoned C-1, Neighborhood Commercial Zone, City of Fountain Hills
- ±21,489 Vehicles Per Day\* travel past the location (Source: ADOT, 2019)
- 2019 Population within five mile radius: ±29,088\*
- Call for Pricing

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	1,426	14,607	29,088
2024 Population	1,518	15,712	31,199
5 Year Projected Growth Rate	1.26%	1.47%	1.41%
Employees	510	666,7	9,477
2019 Average Own. Occ. Home Value	\$533,986	\$514,686	\$530,980
2019 Average Household Income	\$131,452	\$120,849	\$133,662
2019 Median Age	60.0	59.8	57.2

Source: Esri



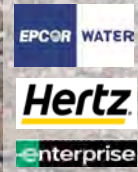


Eagle Ridge at Fountain Hills



Fountain Park

Hao Chinese  
Sapori D'Italia  
McDowell Mountain Cycles  
White Rose Spa  
Put a Handle on Your Candle  
La Mai Thai Cuisine  
Verde Valley Nursery



Southern Self-Storage

Fountain Hills Theater

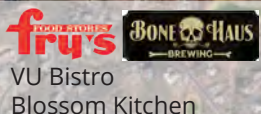
N Palisade Blvd

N Fountain Hills Blvd ±7,598 VPD\*

Fountain Hills Resort

Desert Canyon Golf Course

E Shea Blvd ±28,990 VPD\*



Eagle Mountain Golf Course

Fire Rock Country Club

E Shea Blvd ±21,489 VPD\*



NOT TO SCALE  
\*ADOT



SITE



E Shea Blvd ±13,286 VPD\*



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# 17124

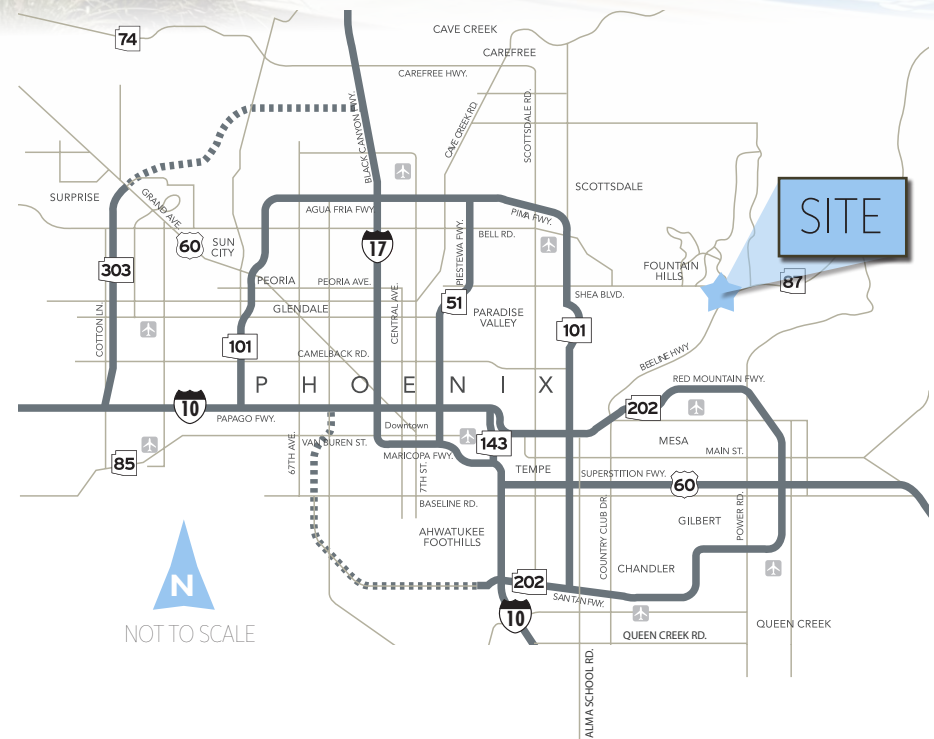
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