

Southeast Corner of Cave Creek Road & Desert Willow Parkway - Cave Creek, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	7,575	30,089	57,128
Projected Population (2025)	8,170	32,530	61,963
Estimated Avg. Household Income (2020)	\$125,434	\$151,929	\$168,930
Projected Avg. Household Income (2025)	\$141,729	\$177,990	\$197,380
Average Household Size (2020)	2.47	2.64	2.5
Total Daytime Employees (2020)	1,327	4,675	9,991
Median Age (2020)	42.8	42.5	43.7

TRAFFIC COUNTS (2020 Source: SitesUSA)

Cave Creek Road	31,507
Desert Willow Parkway	3,413
Total Cars Per Day	34,920



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

TUSCANY VILLAGE

Southeast Corner of Cave Creek Road & Desert Willow Parkway - Cave Creek, Arizona

UPSCALE SHOPS LOCATED IN THE HEART OF THE TRADE AREA

FOR LEASE



For further information contact:

STEVE BONNELL

(602) 553-2930
steve.bonnell@derito.com

JUSTIN RIHS

(602) 553-2944
justin.rihs@derito.com

9120 E. Talking Stick Way, Suite E-1
Scottsdale, AZ 85250
o. 480.834.8500 | f. 602.381.1981
www.derito.com

PROJECT HIGHLIGHTS

- 4,855-SF Barro's Pizza
- Additional suites available from 1,027 SF and up
- More than 34,000 cars per day on Cave Creek Rd
- Center is adjacent to Tatum Ranch Community and Tatum Ranch Golf Club
- Average household income of more than \$151,000 within 3 miles

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

