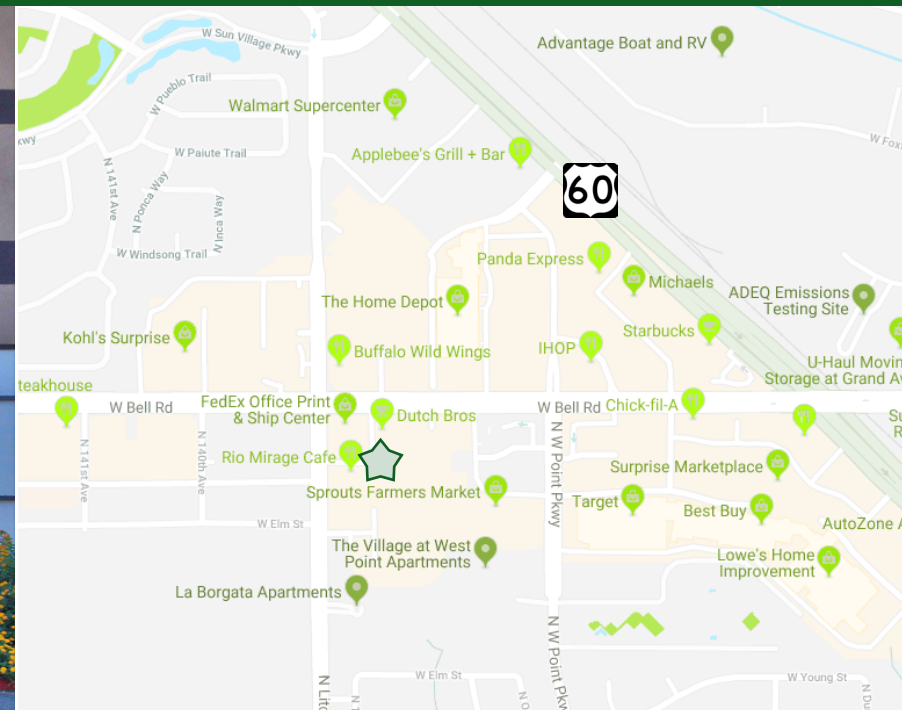


SEC LITCHFIELD & BELL ROADS

13833-13839 W BELL RD & 16811 N LITCHFIELD RD | SURPRISE, AZ

SHOPS AT SURPRISE



JOIN:



AVAILABLE SF	1,000 SF
LEASE RATE	Negotiable
PROJECT SIZE	48,590 SF
YEAR BUILT/ RENOVATED	2008
PARKING RATIO	5.56/1,000 SF
ZONING	PAD
TRAFFIC COUNT	±64,000 VPD (Intersection)

HIGHLIGHTS

- » Superb Location Along Surprise's Major Arterial, Bell Road (±48,000 VPD)
- » Busy Center with Strong National Retail Presence
- » Join Dutch Bros, AquaTots, Mattress Firm & KnockOut Fitness!
- » Strong Retail Corridor: Target, BestBuy, Lowe's, Home Depot, Kohl's
- » Ample Parking: 5.56/1,000 SF

FOR MORE INFORMATION CONTACT

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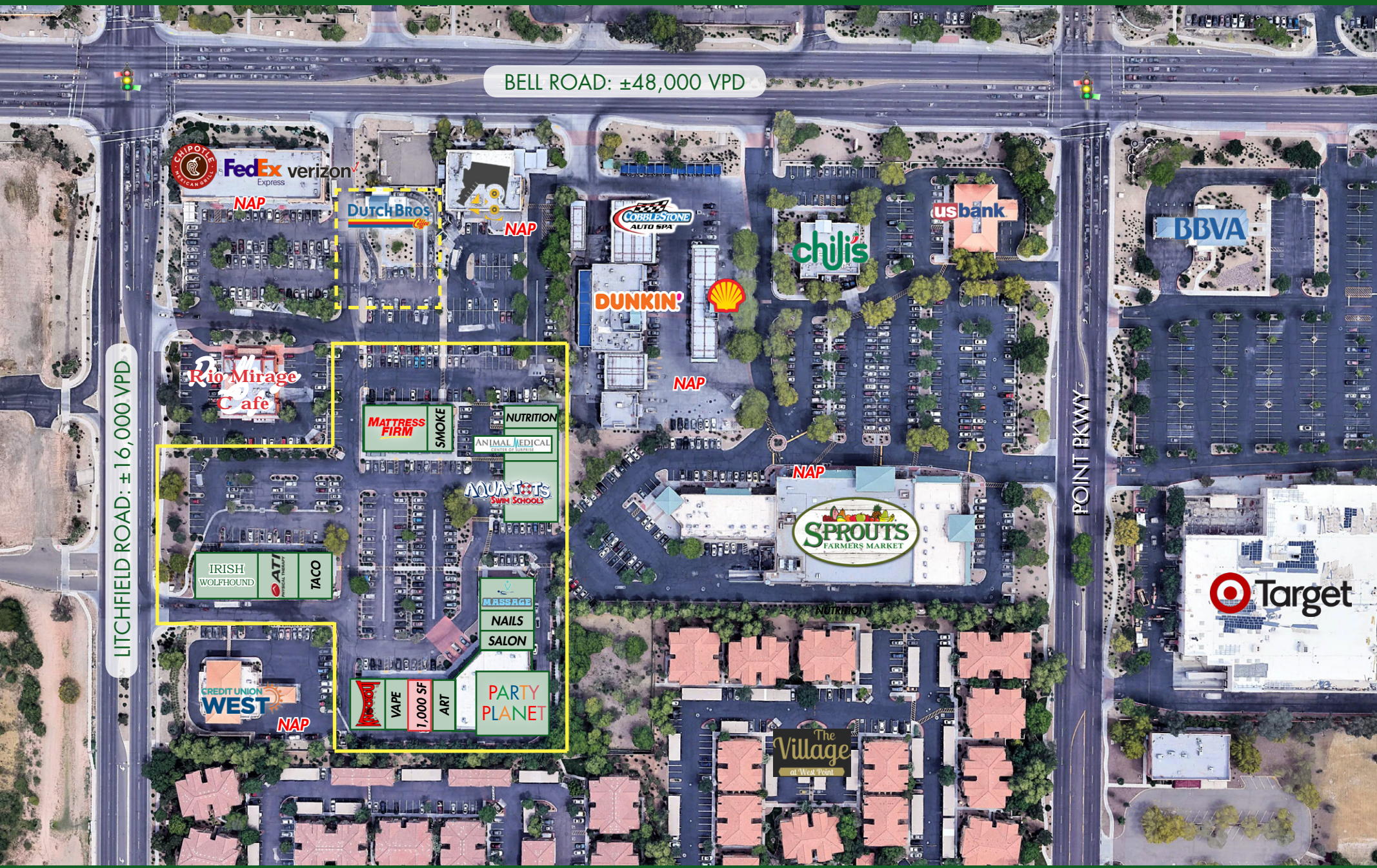
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SUITE	TENANT	SIZE (SF)
13855 WEST BELL ROAD		
Pad	Dutch Bro's	-
16811 NORTH LITCHFIELD ROAD		
100	Oscar's Taco Shop	1,320
101	ATI Physical Therapy	2,280
102-104	Irish Wolfhound	5,400
13843 WEST BELL ROAD		
100	Smoke Away	1,200
101-103	Mattress Firm	6,000
13833 WEST BELL ROAD		
100	1:12 Nutrition	1,000
101-103	Animal Medical Center	2,596
104	Aqua-Tots Swim School	5,400
13839 WEST BELL ROAD		
100	Healthy Habits Massage	1,200
101	Pretty Q Nail & Spa	2,420
102	Eclips Salon	1,620
103-104	Party Planet	10,850
105	Art with Me AZ	1,000
106	Available	1,000
107	Vapor Shop	1,000
108-109	Knockout Fitness	4,140



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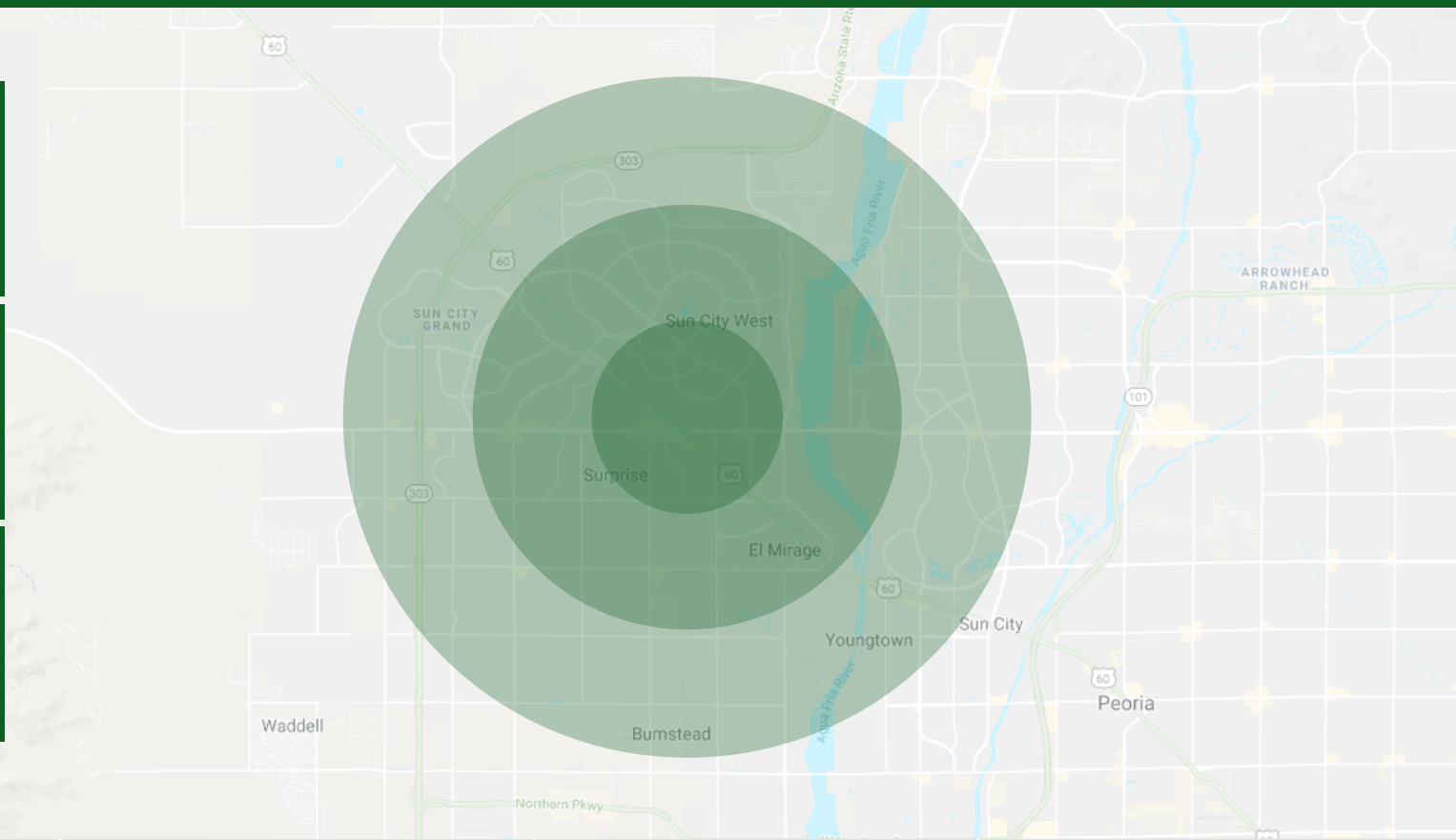
DAYTIME
POPULATION
259,627
5 Mile Radius



AVERAGE HH
INCOME
\$68,483
5 Mile Radius



MEDIAN
AGE
43.3
3 Mile Radius



2018 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	14,684	121,781	259,627
POPULATION	8,667	96,250	216,264
AVG HOUSEHOLD SIZE	2.02	2.48	2.43
AVG HOUSEHOLD INCOME	\$60,516	\$67,064	\$68,483
MEDIAN AGE	58.8	43.3	47.5

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