

# SURPRISE VILLAGE MARKETPLACE

16581 WEST BELL ROAD | SURPRISE, AZ 85388



AVAILABLE SF	1,940 SF
LEASE RATE	Negotiable
BUILDING SIZE	11,816 SF
YEAR BUILT	2013
ZONING	PAD
CROSS STREETS	Loop-303 & Bell Road
TRAFFIC COUNT	88,043 VPD (Combined)

## HIGHLIGHTS

- » Only One Retail Shop Space Left!
- » Located Along the Major Retail Arterial for Surprise: Bell Road / Loop-303
- » Join Popular Tenants, Including Heartland Dental, Dickey's Barbecue, and SportClips
- » Neighboring Tenants Include: Sam's Club, McDonald's, Bank of America, Verizon, Greulich's, Babbo's Italian, Taco Bell, and Future LA Fitness

### FOR MORE INFORMATION, CONTACT:

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### ORION INVESTMENT REAL ESTATE

7328 E STETSON DRIVE

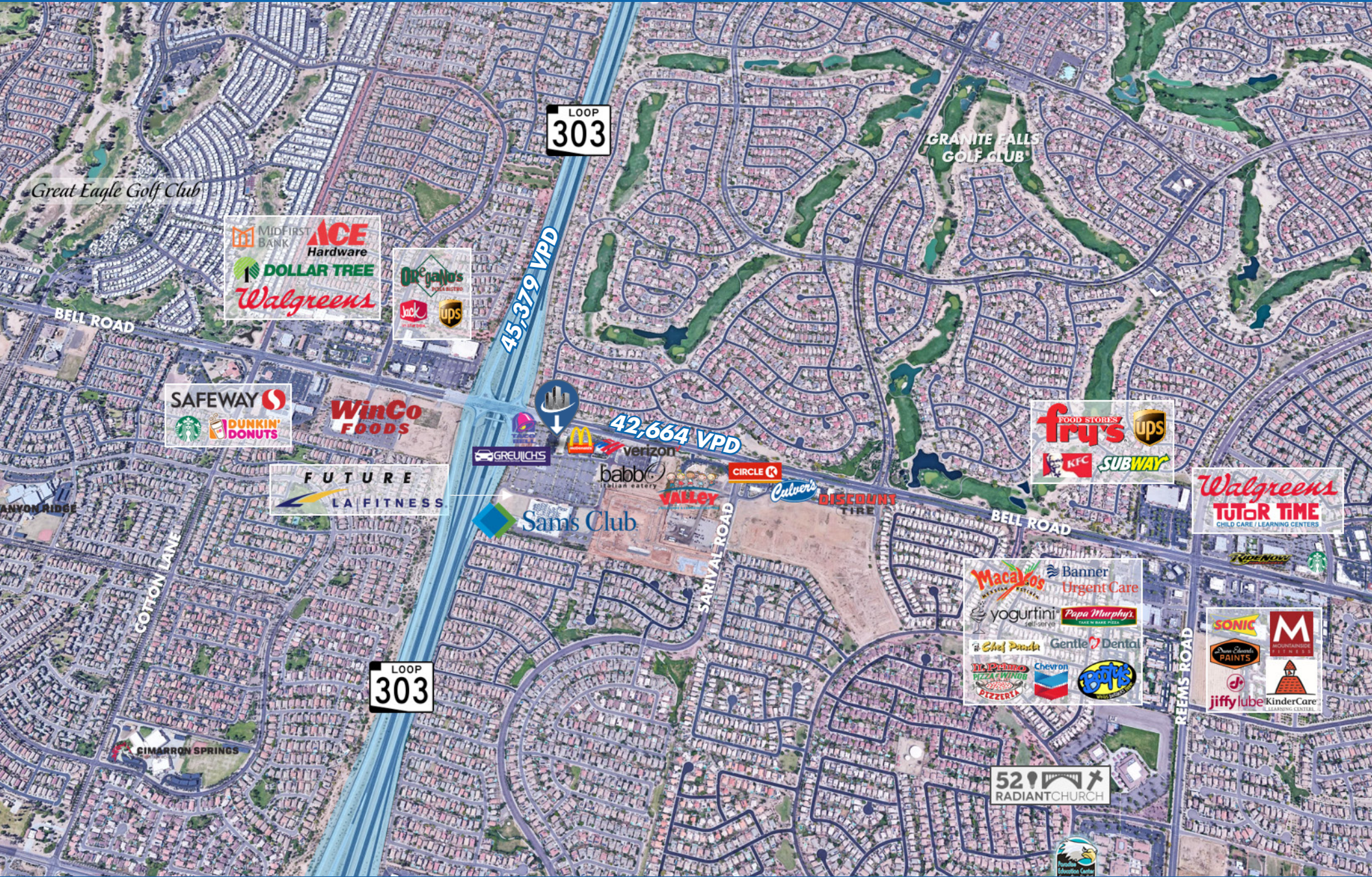
SCOTTSDALE, AZ 85251

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AERIAL



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SITE VIEW



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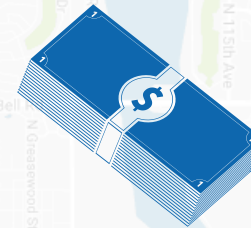
### DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION

**181,917**

\*5 Mile Radius



AVERAGE HOUSEHOLD

**INCOME**  
**\$72,095**

\*3 Mile Radius



MEDIAN

**AGE**  
**39.2**

\*1 Mile Radius

2017 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	18,931	98,728	181,917
POPULATION	16,407	85,298	153,888
AVERAGE HOUSEHOLD SIZE	2.81	2.60	2.55
AVERAGE HOUSEHOLD INCOME	\$69,190	\$72,095	\$71,048
MEDIAN AGE	39.2	42.9	43.3

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