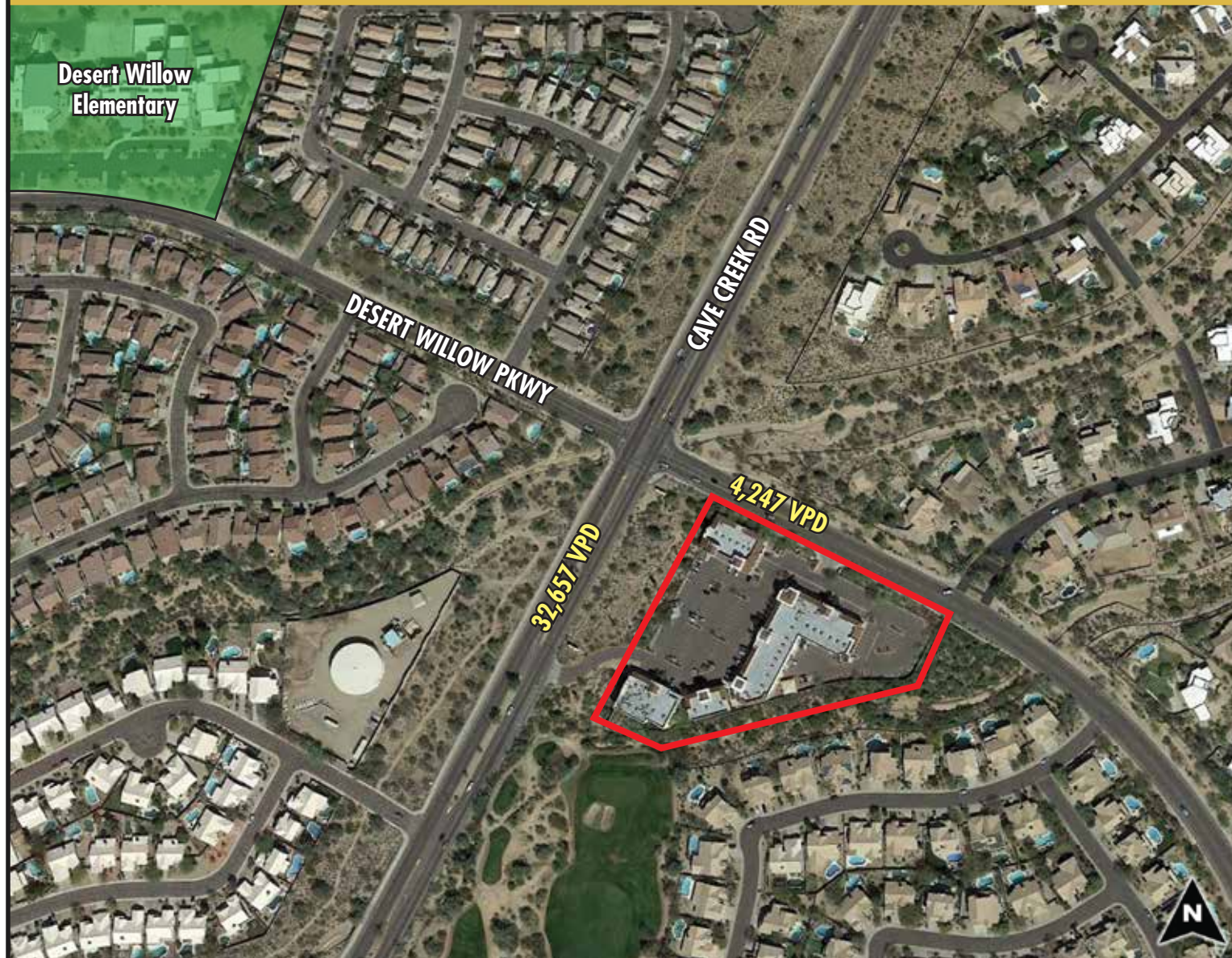


Southeast Corner of Cave Creek Road & Desert Willow Parkway - Cave Creek, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	5,801	27,203	45,885
Projected Population (2021)	6,273	29,304	49,425
Estimated Avg. Household Income (2016)	\$108,252	\$121,913	\$128,389
Projected Avg. Household Income (2021)	\$130,173	\$147,684	\$155,749
Average Household Size (2016)	2.4	2.6	2.5
Total Daytime Employees (2016)	1,615	5,363	10,912
Median Age (2016)	43.1	42.6	44.7

TRAFFIC COUNTS (2012 Source: City of Phoenix)

Cave Creek Road	32,657
Desert Willow Parkway	4,247
Total Cars Per Day	36,904



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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:

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PROJECT HIGHLIGHTS

- 1,900 SF former coffee bar available
- 4,855-SF Barro's Pizza
- Additional suites available from 1,027 SF and up
- More than 32,000 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 \$121,000 within 3 miles

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