

Northwest Corner of Carefree Highway & Cave Creek Road - Cave Creek, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

|  | 1 Mile    | 3 Miles   | 5 Miles   |
|--|-----------|-----------|-----------|
| Estimated Population (2014)            | 2,687     | 19,350    | 40,593    |
| Projected Population (2019)            | 2,843     | 20,475    | 42,953    |
| Estimated Avg. Household Income (2014) | \$104,946 | \$114,570 | \$121,953 |
| Projected Avg. Household Income (2019) | \$112,969 | \$124,356 | \$132,307 |
| Average Household Size (2014)          | 2.5       | 2.4       | 2.4       |
| Total Daytime Employees (2014)         | 1,423     | 7,847     | 14,203    |
| Median Age (2014)                      | 46.5      | 47.3      | 47.0      |

**TRAFFIC COUNTS** (2012 Source: KSS Fuels)

|                           |               |
|---------------------------|---------------|
| Cave Creek Road           | 17,416        |
| Carefree Highway          | 19,368        |
| <b>Total Cars Per Day</b> | <b>36,784</b> |



**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.

**CAREFREE HWY PAD AVAILABLE**

Northwest Corner of Carefree Highway & Cave Creek Road - Cave Creek, Arizona

3 ACRES AVAILABLE

FOR SALE OR GROUND LEASE



For further information contact:

**DEAN INGRAM**

(602) 553-2978

dean.ingram@derito.com

3200 E. Camelback Rd., Ste 175  
Phoenix, AZ 85018

o. 480.834.8500

f. 602.381.1981

www.derito.com

**PROJECT HIGHLIGHTS**

- 3 acres available for sale or ground lease
- anchored shopping center
- In the heart of Cave Creek
- Adjacent to anchored center
- Average Household Income \$121,953 within a 5 mile radius
- Other tenants nearby:

**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.

