



**YOUR NAME
HERE**

**MONUMENT
SIGN**

FOR LEASE | DRIVE THRU & PATIO AVAILABLE

7116 E Shea Blvd, Scottsdale, AZ 85254 | WNWC Scottsdale Rd & Shea Blvd

Mark Bramlett
Managing Director
+ 1 602 224 4492
mark.bramlett@cushwake.com



**WE ARE
THE CENTER
OF RETAIL**

FOR LEASE | DRIVE THRU & PATIO AVAILABLE

WNWC Scottsdale Rd & Shea Blvd | Scottsdale, Arizona

Property Features

- Lot Size: 21,379 SF
- Building Size: 2,328 SF
- Parking Spaces: 13
- Zoning: C-3
- Rate: \$45 per square foot, firm
- Taxes: 2019 \$1,980.70

Traffic Counts

E Shea Blvd – 36,200 VPN

N Scottsdale Rd – 37,500 VPN

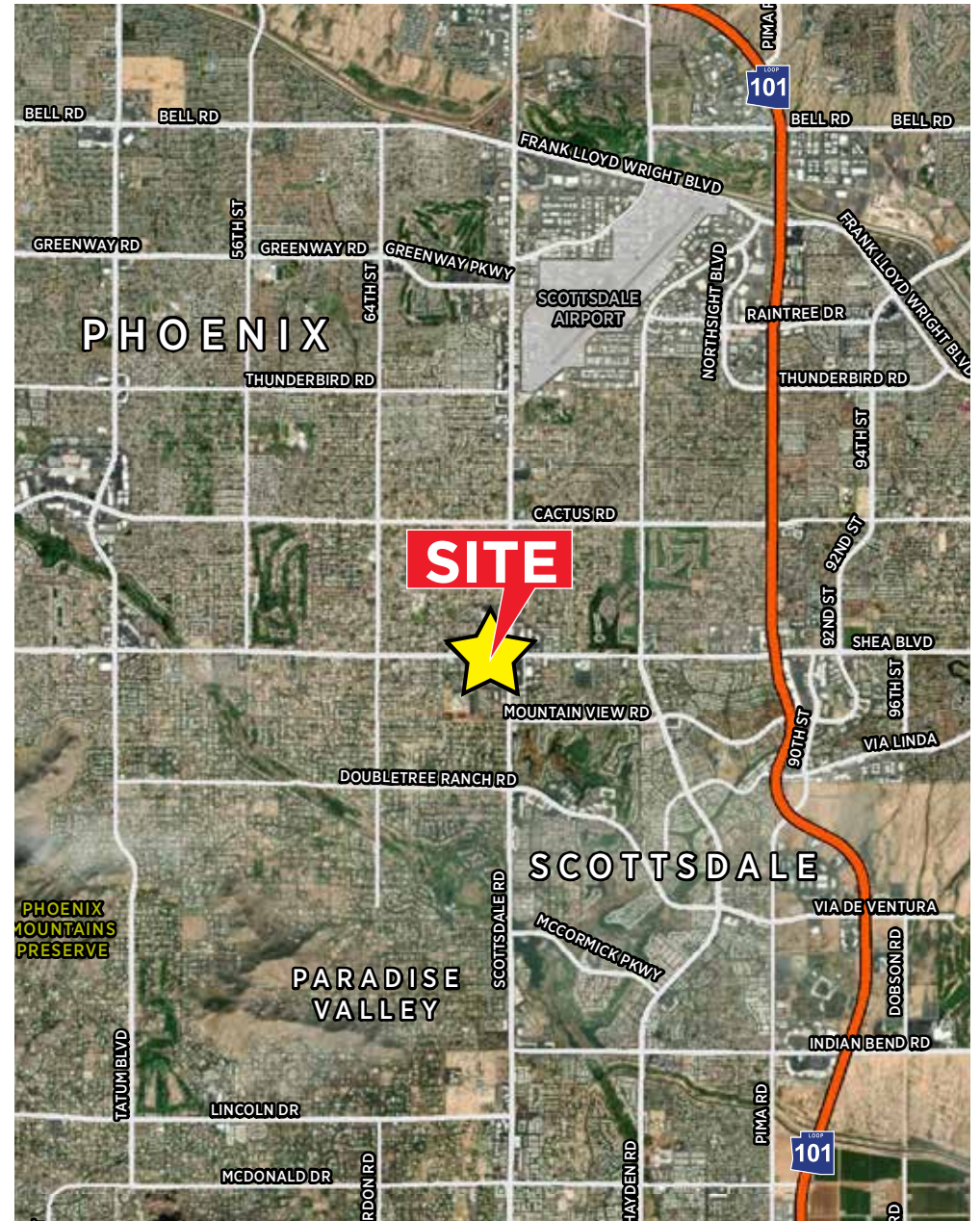
2020 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	7,716	61,962	187,576
HOUSEHOLDS	3,632	27,359	84,621
AVERAGE HOUSEHOLD INCOME	\$146,565	\$155,222	\$135,700

2020 BUSINESS DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
TOTAL BUSINESSES	849	6,517	13,441
TOTAL EMPLOYEES	8,065	80,751	167,600
TOTAL RESIDENTIAL POPULATION	7,716	61,962	187,576



FOR LEASE | DRIVE THRU & PATIO AVAILABLE

WNWC Scottsdale Rd & Shea Blvd | Scottsdale, Arizona



FOR LEASE | DRIVE THRU & PATIO AVAILABLE
WNWC Scottsdale Rd & Shea Blvd | Scottsdale, Arizona



Mark Bramlett
Managing Director
+ 1 602 224 4492
mark.bramlett@cushwake.com

