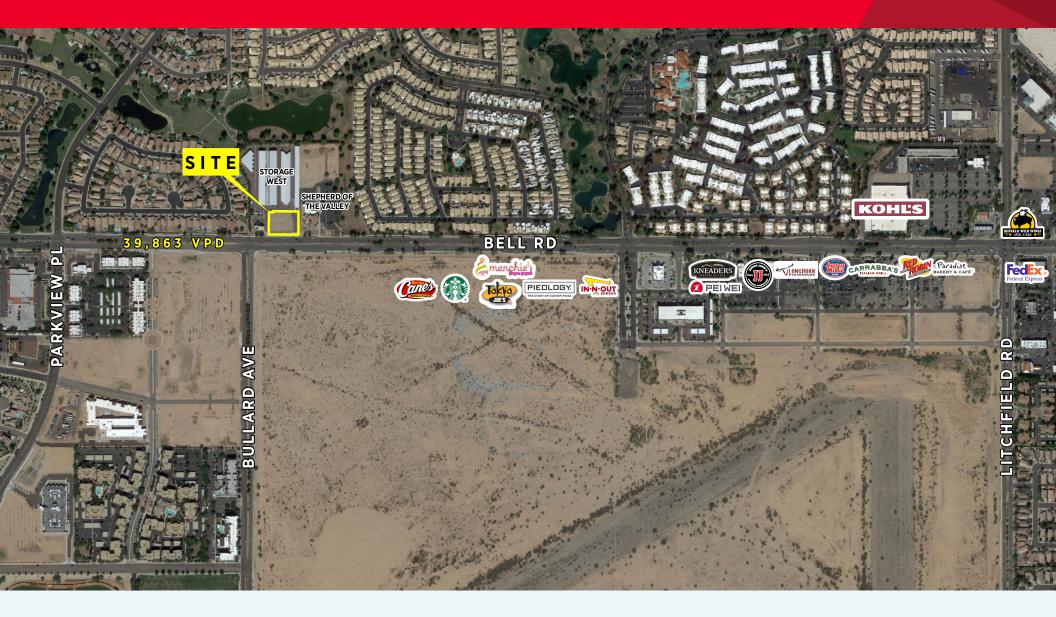
# ±32,992 SF PAD FOR SALE

E/NEC BELL ROAD & BULLARD AVENUE | SURPRISE, AZ





### **Brad Douglass**

Director +1 602 224 4406

#### Will French

Director +1 602 224 4496 brad.douglass@cushwake.com will.french@cushwake.com

# ±32,992 SF PAD FOR SALE

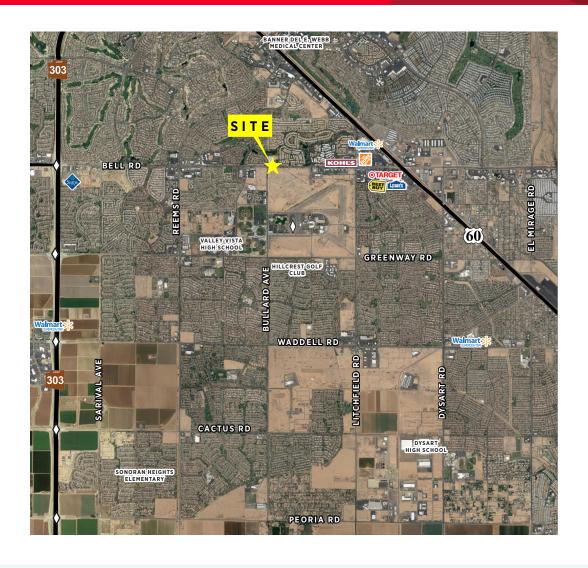
E/NEC BELL ROAD & BULLARD AVENUE | SURPRISE, AZ

## PROPERTY FEATURES:

PARCEL#	503-60-587		
ZONING	PAD		
GENERAL PLAN	Mixed-Use		
2017 PROPERTY TAXES	\$3,397		
PRICING	\$600,000 or \$18/sf		
LOCATION	<ul> <li>Located less than 2 miles from Grand Ave./US-60</li> </ul>		
	<ul> <li>Located minutes from the center of Surprise &amp; less than 3 miles from Loop 303 Freeway</li> </ul>		

## **DEMOGRAPHICS:**

	1 MILE	3 MILE	5 MILE
2017 POPULATION	10,536	100,073	201,562
2017 AVERAGE HOUSEHOLD INCOME	\$60,521	\$67,370	\$68,537
TRAFFIC COUNT:	Bell Rd. & Bullard Ave.		39,863



Brad Douglass Will French

Director Director

+1 602 224 4406 +1 602 224 4496

brad.douglass@cushwake.com will.french@cushwake.com

2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph: +1 602 954 9000 fx: +1 602 253 0528 cushmanwakefield.com

Cushman & Wakefield Copyright 2017. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 04/27/18