

EQUESTRIAN VILLAGE PLAZA | SWC BELL ROAD & 56TH STREET

5555 EAST BELL ROAD | SCOTTSDALE, AZ 85254



AVAILABLE SF	1,281 - 2,430 SF
LEASE RATE (NNN)	Negotiable
BUILDING SIZE	14,581 SF
YEAR BUILT	1989
ZONING	C-1
CROSS STREETS	Bell Road & 56th Street
TRAFFIC COUNT	33,313 VPD (Bell Rd)

HIGHLIGHTS

- » High Traffic Retail Center in Densely Populated Residential Area
- » Close Proximity to SR-51 and Loop-101
- » Near ASU/Mayo Clinic Partnership of the Health Care Innovation Center
- » Limited Retail Opportunities in Trade Area
- » Monument Signage Available
- » **Special Offer on 5-year Leases: Half Rent on 1st Year for an "as-is" Space**

FOR MORE INFORMATION, CONTACT:

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ORION INVESTMENT REAL ESTATE

7328 E STETSON DRIVE

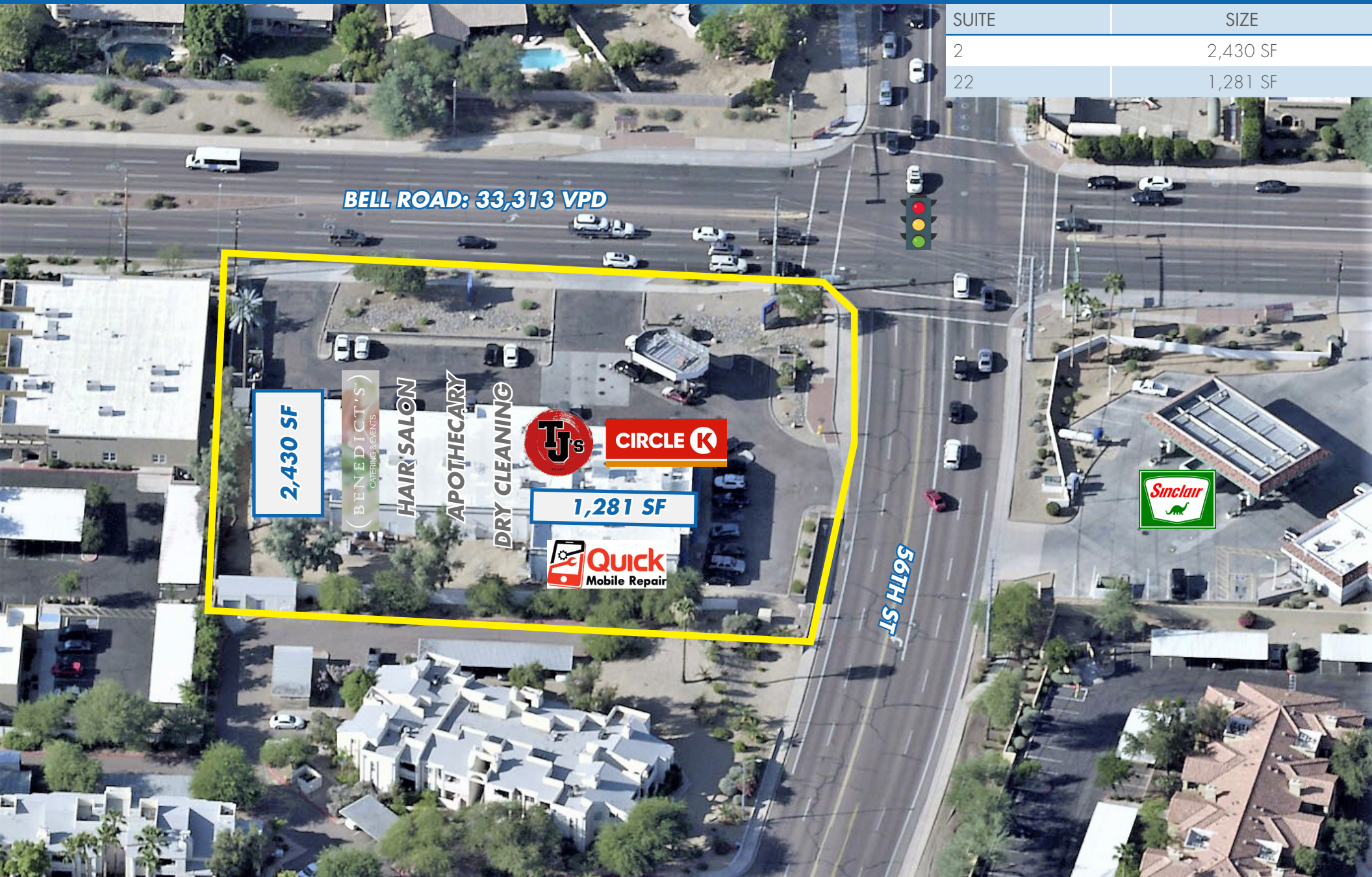
SCOTTSDALE, AZ 85251

www.orionprop.com

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SITE VIEW

SUITE	SIZE
2	2,430 SF
22	1,281 SF



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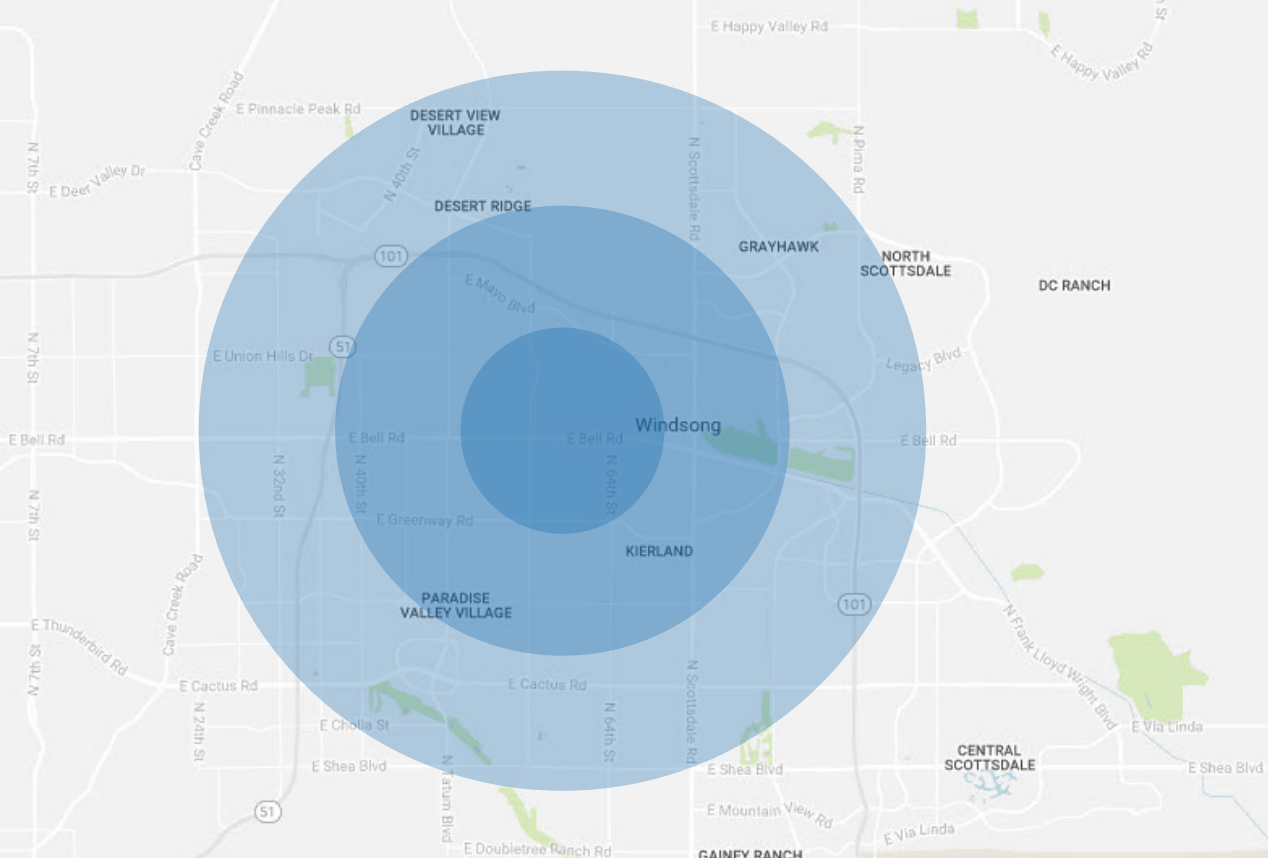


EQUESTRIAN VILLAGE PLAZA AERIAL



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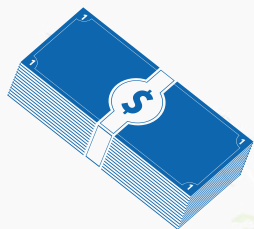
DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
373,391

*5 Mile Radius

FORT MCDOWELL
YAVAPAI NATION
RESERVATION



AVERAGE HOUSEHOLD
INCOME
\$111,751

*1 Mile Radius



MEDIAN
AGE
41.0

*5 Mile Radius

2017 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	16,853	141,349	373,391
POPULATION	14,692	86,659	231,987
AVERAGE HOUSEHOLD SIZE	2.51	2.29	2.38
AVERAGE HOUSEHOLD INCOME	\$111,751	\$97,849	\$102,060
MEDIAN AGE	41.6	41.9	41.0

