FOR LEASE > RETAIL SHOPS SPACE AND RETAIL PAD OPPORTUNITIES

# Mirage Oasis







## Opportunity Highlights

- > Shop spaces available from 1,320 sf to 15,840 sf
- > Generous tenant improvement allowance available to qualified users
- > Seeking restaurants, soft goods and service users
- > Large parking field





#### > CALL FOR RENTAL RATES

## Property Highlights

- Located on the busy corner of Greenway& Dysart
- > Well located on the entry to Surprise
- > Great visibility to Greenway and Dysart a heavily trafficked intersection
- > Over 40,000 cars a day pass through the intersection
- > Low cost of entry into a thriving retail market
- > Pad available for Purchase, Build to Suit or Ground Lease

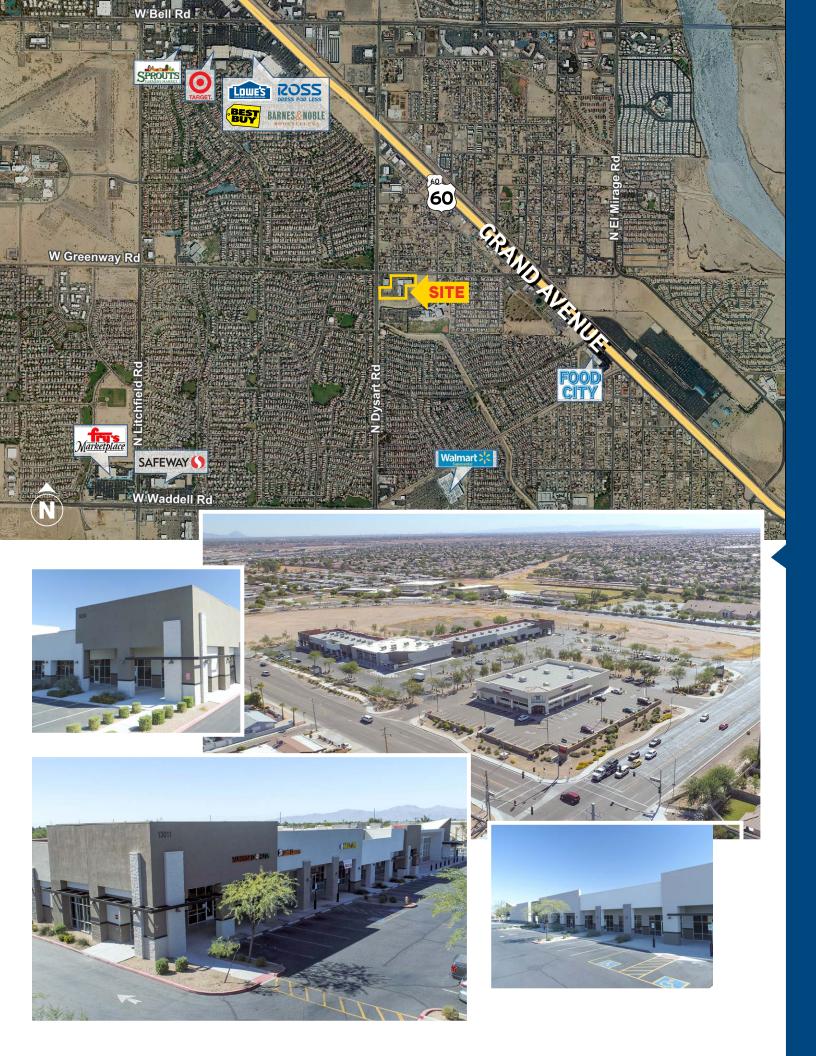
#### **Traffic Counts**

Greenway Road	18,458 VPD
Dysart Road	17,790 VPD
Total	35,648 VPD



# **Snapshot Demographics**

2016	1 Mile	3 Mile	5 Mile
Total Population	20,352	100,124	208,773
Average HH Income	\$64,182	\$61,198	\$61,102
Median HH Income	\$54,707	\$49,956	\$49,520
# of Households	6,032	35,145	84,870









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