

15116 N COTTON LANE, SURPRISE, AZ

±16,000 SF Retail Building For Sale or Lease



- Located southwest of the intersection of Cotton Lane and Greenway Road
- Area tenants include CVS, Goodwill, and Sonic
- Currently under construction is a nail salon and Hungry Howie's
- Directly across from top performing Fry's Marketplace
- One mile west of Loop 303 Freeway



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Sale Price	\$4,000,000
Lease Rate	\$15.00 per SF NNN
Location	South of the southwest corner of Greenway Road and Cotton Lane, Surprise, AZ
Year Built	2015
Zoning	PAD, City of Surprise
Parking	51
Tax Parcel ID No.	502-87-959
Building Size	±16,000 SF
Lot Area	±62,529 SF
Exterior	Masonry
Roof	Steel roof supporting system
Ceiling Height	23' 8"
Grade Level Loading	One
2018 Taxes	\$25,715.86 (per Maricopa County Treasurer's Office)



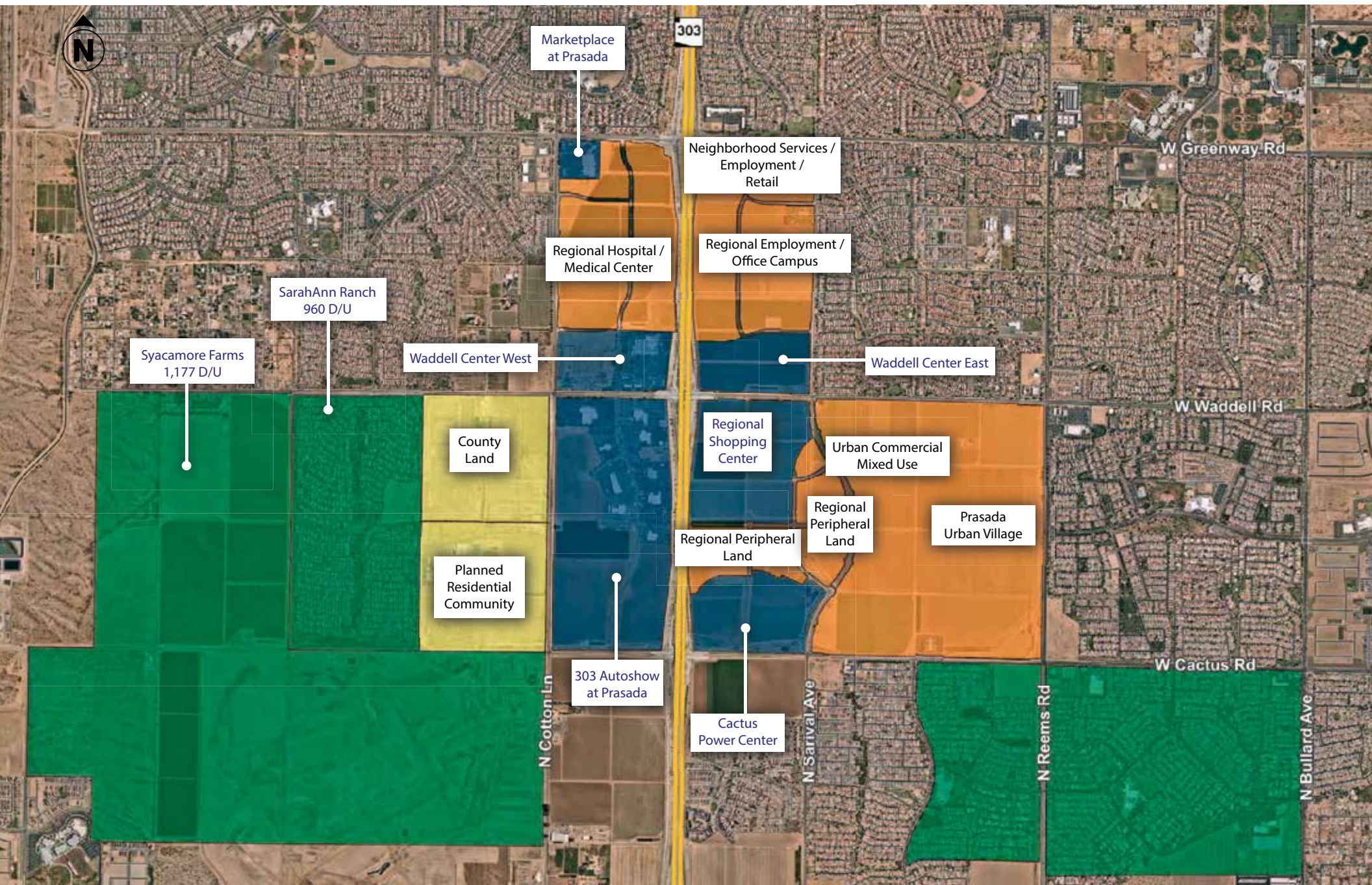
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Nearby Retail



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Aerial Overview - New Growth



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DEMOGRAPHICS	5 MILE RADIUS	3 MINUTES DRIVE TIME
2018 Total Population	114,602	2,973
% Population Change 2000 to 2018	549.52%	732.77%
2018 Average Household Income	\$87,445	\$88,206
2018 Households	36,603	1,002
Total Employee Population	21,671	874
Total Daytime at Home Population	71,169	1,774

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