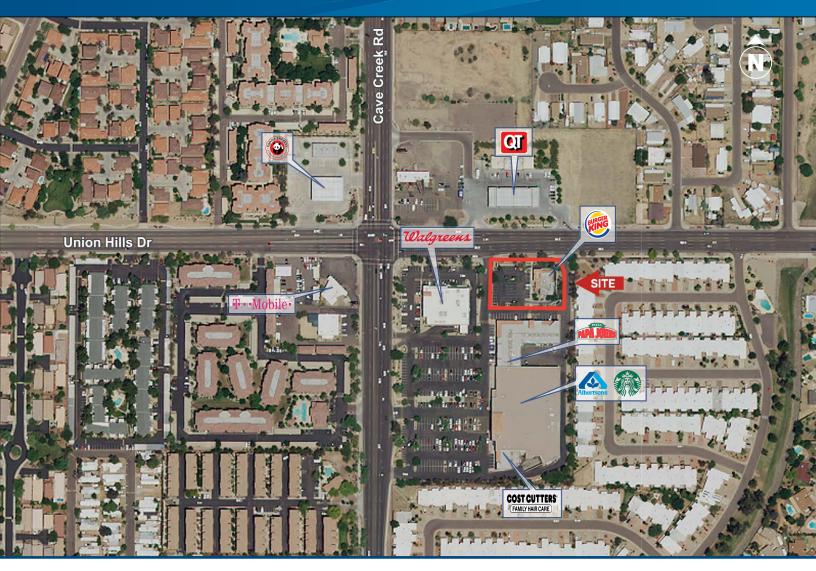
# FOR SALE > HIGHLY VISIBLE RESTAURANT WITH DRIVE-THRU Burger King



ESEC CAVE CREEK ROAD & UNION HILLS DRIVE | PHOENIX, ARIZONA



### **Opportunity Highlights**

- > Rare stand-alone fast food restaurant in North Phoenix with drive-thru.
- > Close to Loop 101 and SR 51 freeways.
- Local traffic drivers include Paradise Valley Community College 1 mile east.
- > Over 50,000 cars per day through intersection.
- > Limited fast food opportunities in trade area.

- > Available for immediate sale with short-term lease-back.
- > Tenant to lease back through September 2018.
- > Monument signage on both arterials.
- > Building size: ±3,637 SF plus ±321 SF covered entry area.

#### LARRY MILLER

#### JK JACKSON

602 222 5114 larry.miller@colliers.com 602 222 5115 jk.jackson@colliers.com **COLLIERS INTERNATIONAL** 2390 East Camelback Road, Suite 100 Phoenix, AZ 85016 www.colliers.com/greaterphoenix









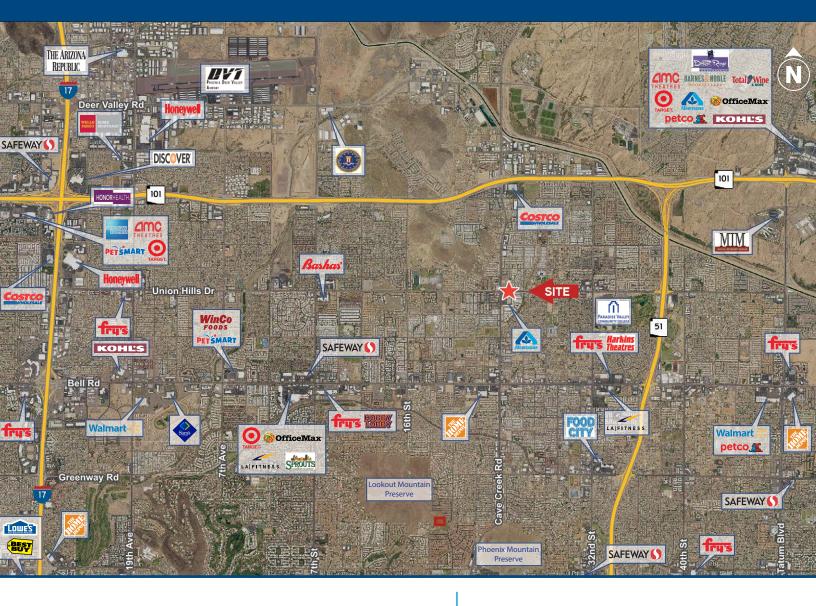








## Price Reduced for quick close! \*Call for details



### **Snapshot Demographics**

2017	3 Mile	5 Mile	7 Mile
Total Population	128,588	271,470	456,047
Average HH Income	\$73,458	\$82,062	\$82,532
Median HH Income	\$53,070	\$58,691	\$57,485

### Traffic Counts

Union Hills Drive	27,735 VPD
Cave Creek Road	24,688 VPD
TOTAL	51,402 VPD

### Contact Us

LARRY MILLER 602 222 5114 larry.miller@colliers.com

JK JACKSON 602 222 5115 jk.jackson@colliers.com



COLLIERS INTERNATIONAL 2390 East Camelback Road Suite 100 Phoenix, AZ 85016 www.colliers.com/greaterphoenix

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.