

Ground-Up Shops

14025 W Grand Ave | Surprise AZ 85374



Site

1,000-4,000 SF
Available



Proposed Office
& Medical

Proposed Cross Access Drive

W Mountain View Blvd

Phoenix-Wickenburg Hwy
Hwy 60

Conrad Wilkerson
Director | Private Client Group
480-747-4486
conrad@viaonecre.com
www.viaonecre.com

VIAONE

13430 N Scottsdale Rd, Ste 103, Scottsdale, AZ 85254

Ground-Up Shops

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Ground-Up
6,000 SF Shop Bldg
1,000-4,000 SF
Available for Lease



**Convenience
Driven Site**
Easy Ingress + Egress
Cross Access w/ QuikTrip



Signalized Intersection



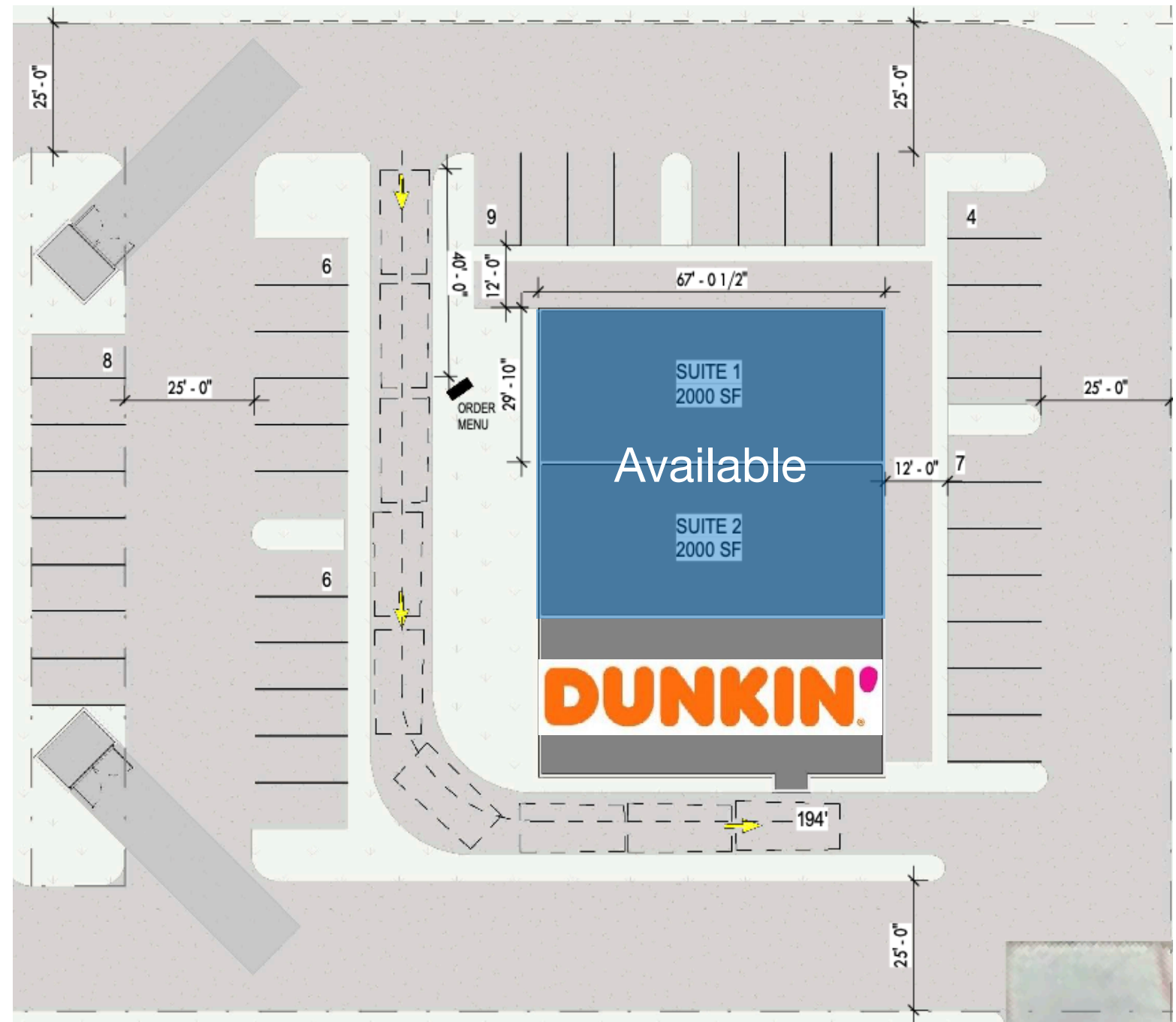
Traffic Volume

33,457 VPD



Co-Tenancy

Dunkin' | QuikTrip



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Grand Ave | Surprise Trade Area

Site



*"In today's fast-paced world,
convenience is king!"*

*Strategically position your retail
concept with quick ingress &
egress on Grand Ave to maximize
convenience for your customers.*

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Surprise, Arizona

Welcome to the Neighborhood!

3 Mile

Population
94,430

Median Age
58.10

Median Income
\$58,568

Daytime Emp
26,552

5 Mile

Population
212,421

Median Age
47.60

Median Income
\$62,042

Daytime Emp
38,531



Source: CoStar 2021

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