



ROSE GARDEN CENTER

1,989 SF Available | 21039 N CAVE CREEK ROAD B1, PHOENIX, AZ 85024

FRANKLIN CONNELL

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CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
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Property Summary



PROPERTY DESCRIPTION

Located just off the Loop-101 freeway, this flex-retail condo property features attractive glass lines, abundant parking and great tenant use synergy. With proximity to the Reach 11 Sports Complex, the Deer Valley Airport and the Desert Ridge Marketplace, the property serves as a great location for businesses in the Phoenix Metro Area.

PROPERTY HIGHLIGHTS

- Busy Intersection at Cave Creek Road and Rose Garden
- Excellent Freeway Access To Loop 101
- White shell condition -- Ready for final build out and occupancy
- 2020 Property Taxes: \$3,827.98

OFFERING SUMMARY

Sale Price:	\$431,613 (\$217 PSF)
Number of Units:	2
Building Size:	1,989 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,667	29,130	81,052
Total Population	6,471	70,833	202,507
Average HH Income	\$78,702	\$70,145	\$73,691

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Additional Photos



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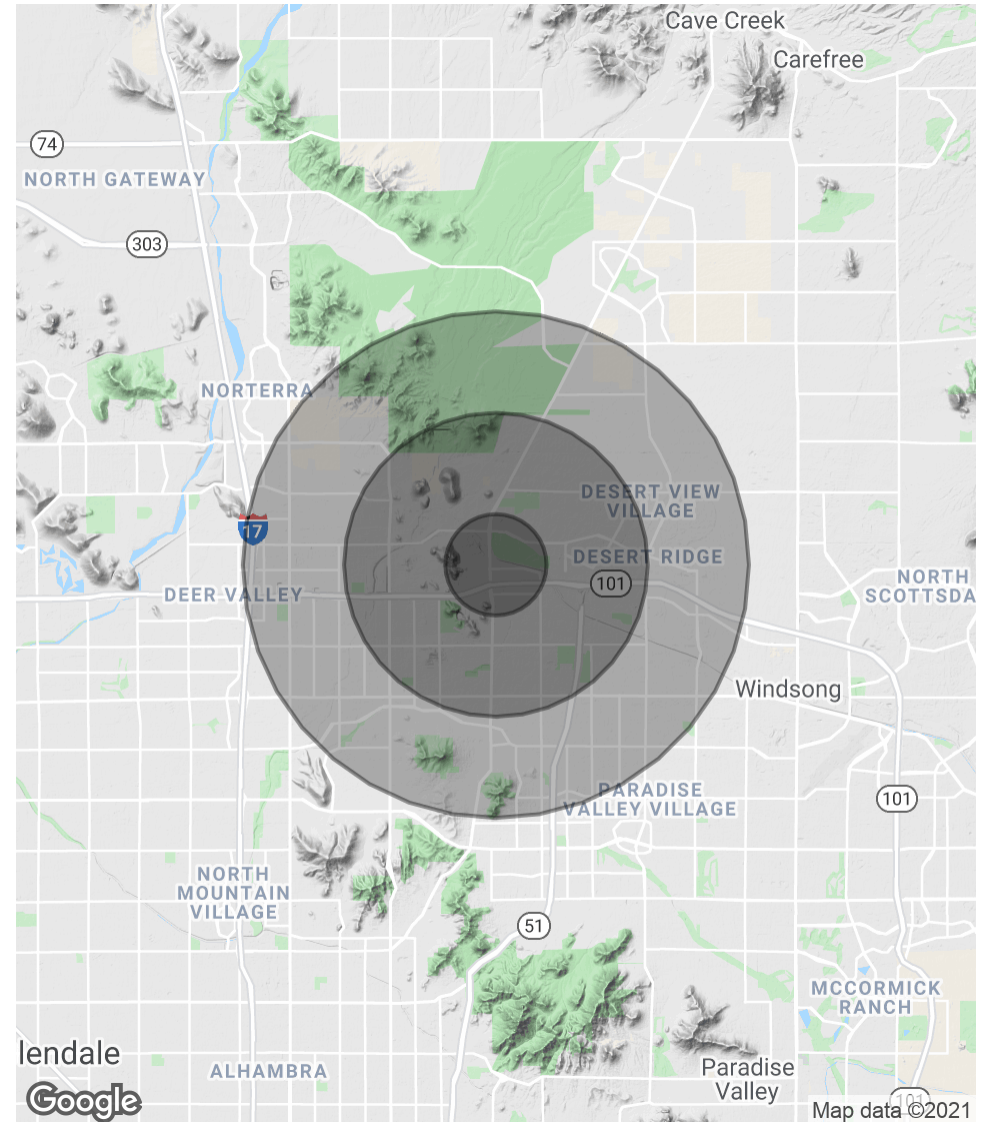


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,471	70,833	202,507
Average age	36.7	34.6	35.4
Average age (Male)	33.5	32.9	34.3
Average age (Female)	38.6	36.5	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,667	29,130	81,052
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,702	\$70,145	\$73,691
Average house value	\$395,620	\$294,528	\$322,113

* Demographic data derived from 2010 US Census



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