



## Shop spaces available in Scottsdale

### Property overview

Building size	16,990 sf
Availability	1,951 sf
Lease rate	\$20/sf, NNN
Estimated operating expenses	\$5.19/sf



High income area



Services Ancala/  
McDowell Mountain  
Ranch & North  
Scottsdale



Located 3.5-miles from  
Loop-101 Freeway

### For further information

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# Photos

Retail space for lease  
NEC Frank Lloyd Wright Blvd & Sahuaro Dr



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# Site aerial

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information**

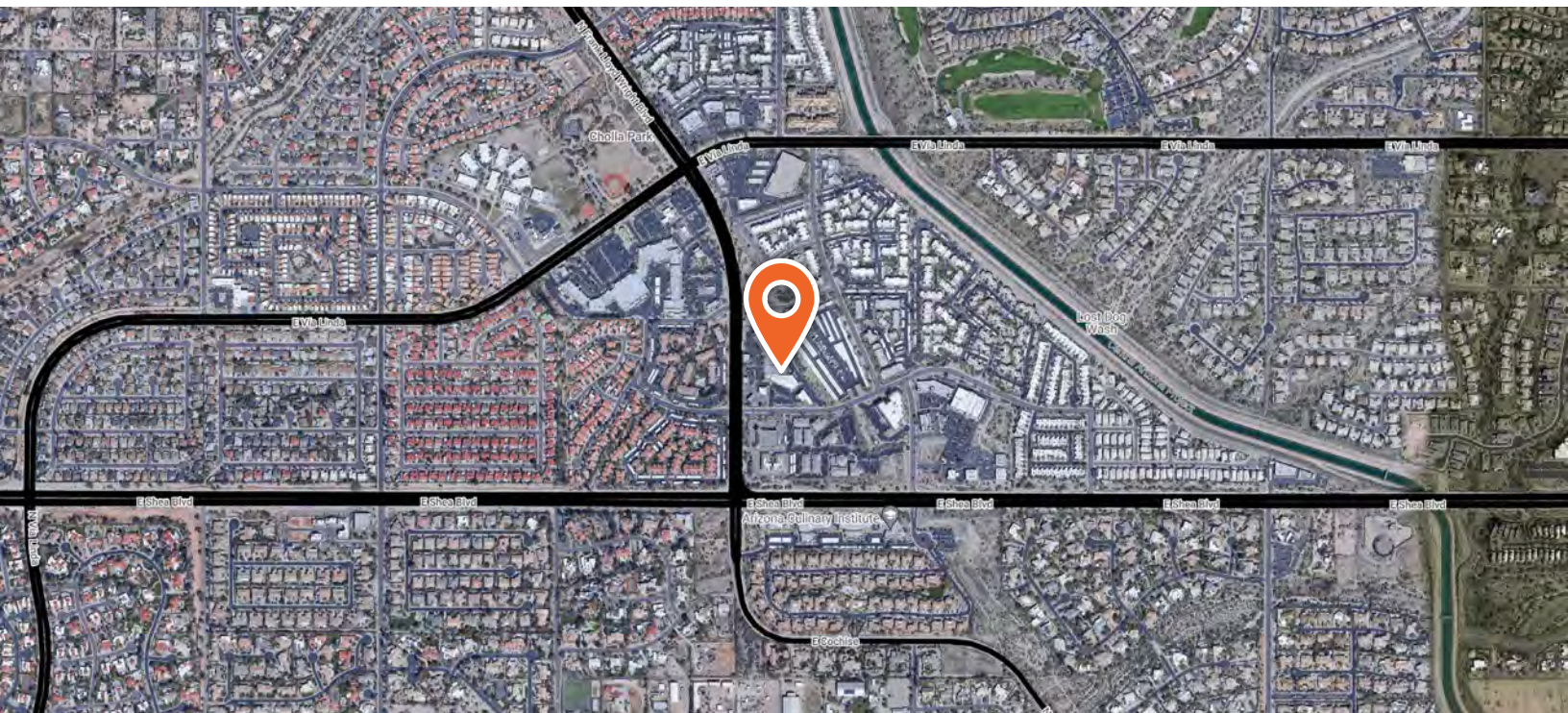
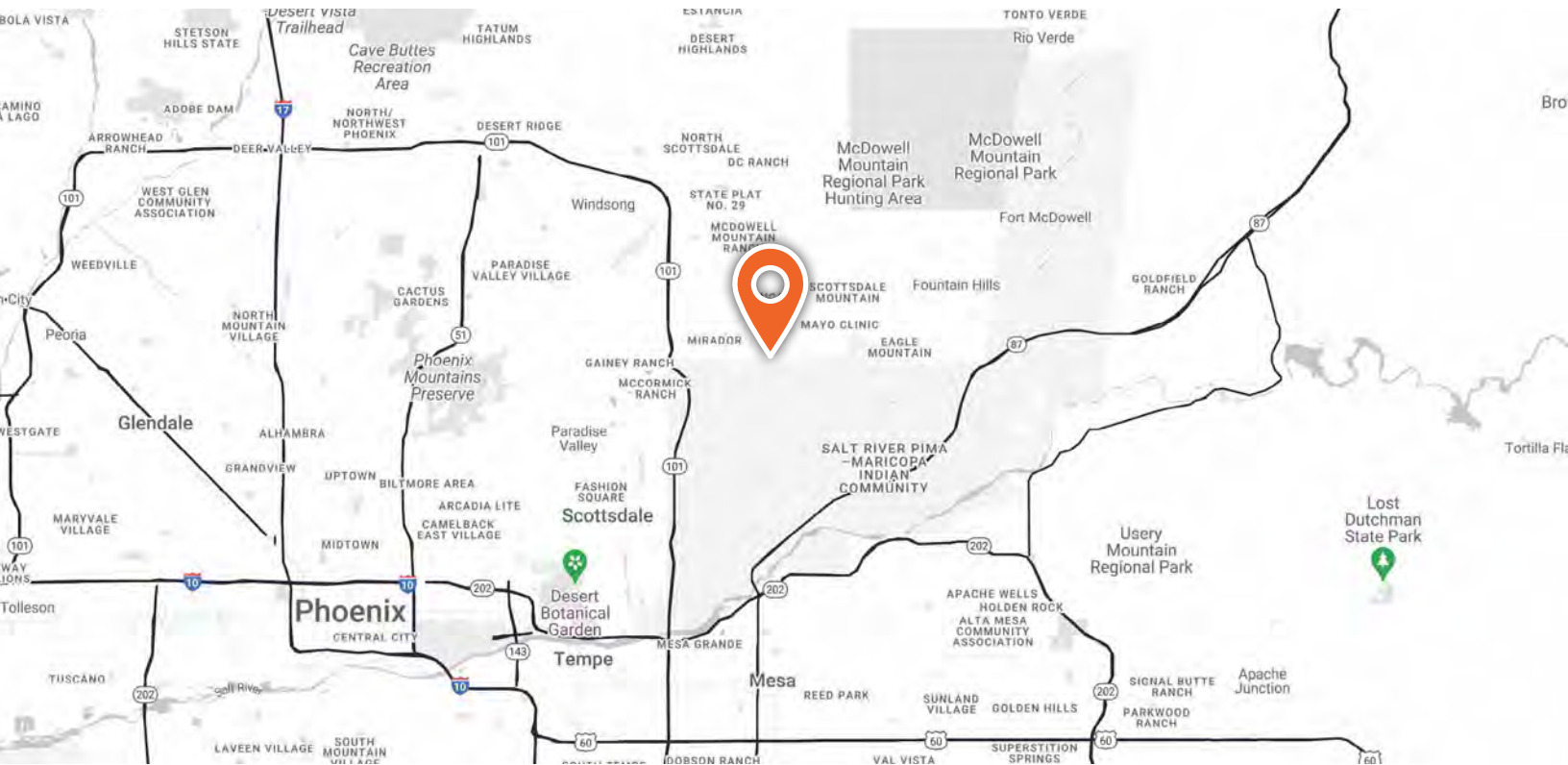
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Trade area

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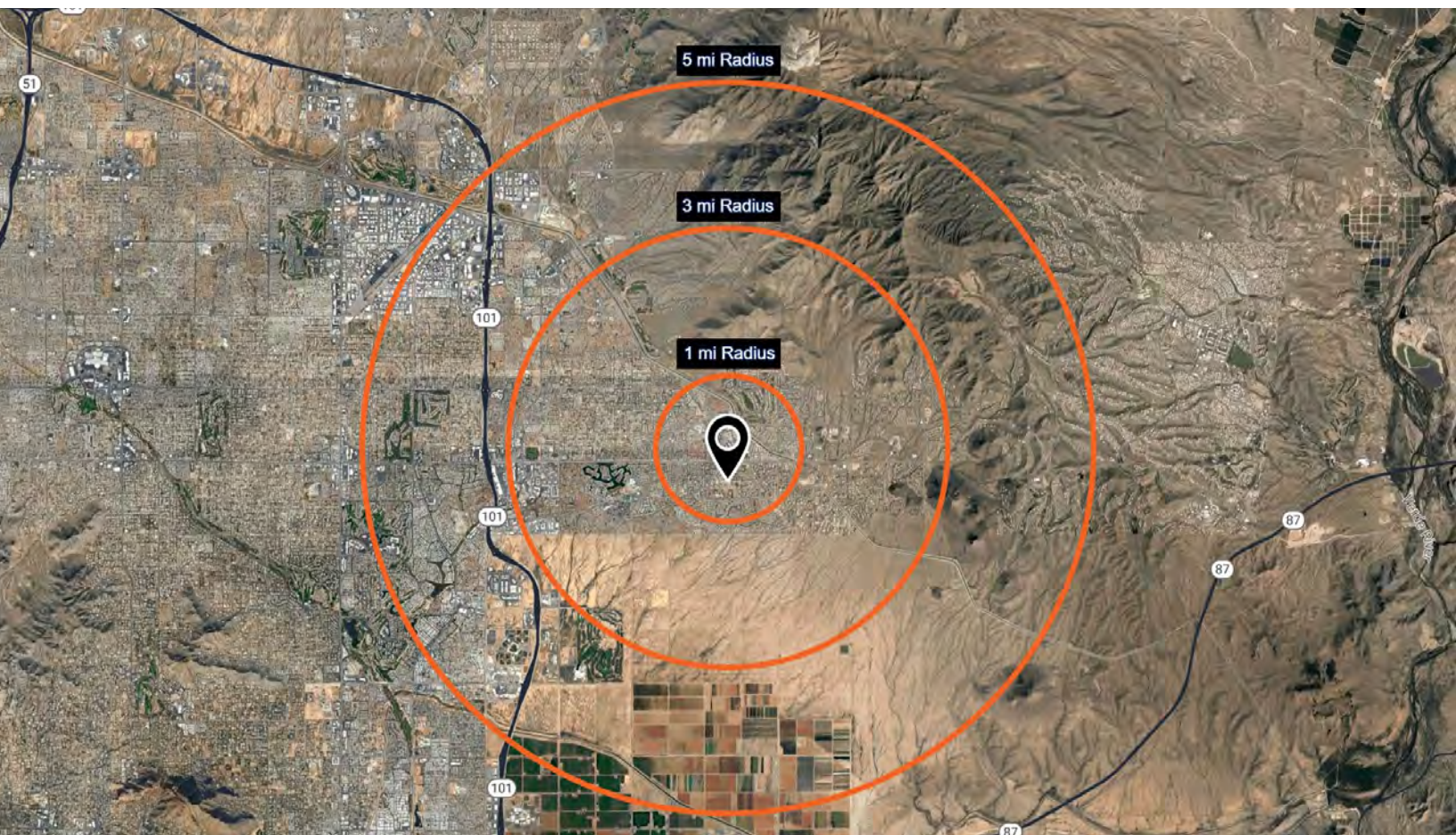
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# Demographics

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	1-mile	3-miles	5-miles
Population	9,822	44,460	95,322
Median age	43.8	47.2	46.8
Daytime employment	2,508	20,068	85,161
Avg. HH income	\$162,402	\$193,392	\$183,302
HH units	5,431	22,928	50,980

## Traffic counts

Frank Lloyd Wright Boulevard	±25,061 cpd
Shea Boulevard	±51,814 cpd

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