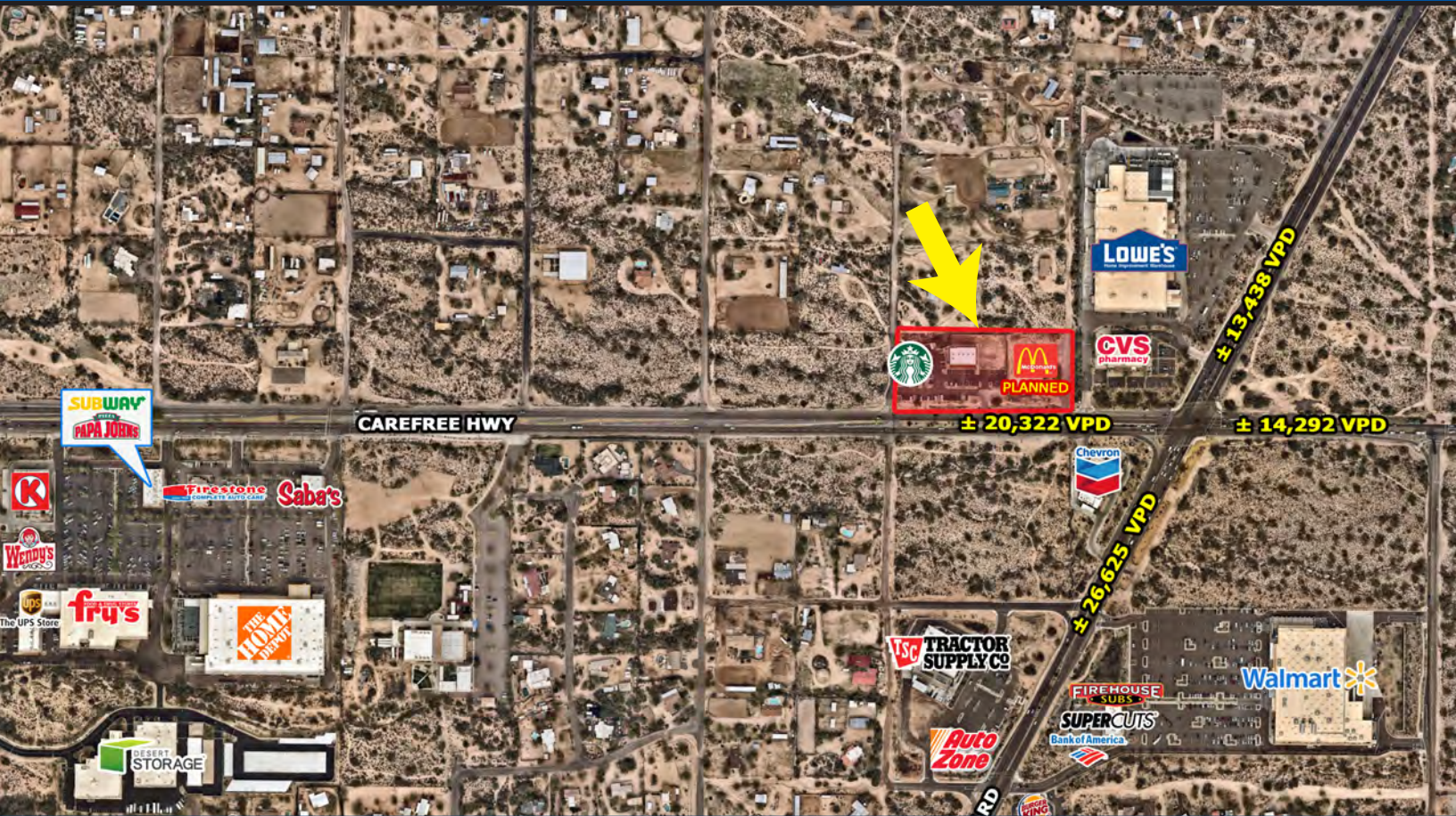


Shops at Cave Creek

W/NWC Cave Creek Rd & Carefree Hwy | Cave Creek, AZ



Available: Retail PAD, buildable up to 6,000 SF

Zoning: GC, Town of Cave Creek

- Comments:**
- The shop buildings are located between Starbucks and a planned McDonald's
 - Adjacent to Lowe's with cross access through CVS Pharmacy
 - Seeking: restaurants, cell phone, hair salon, nail salon, etc.
 - Frontage directly on Carefree Highway
 - High barriers to entry trade area

Population Summary:	1 Mile	3 Miles	5 Miles
2016 Total	2,189	22,323	44,742
2021 Total	2,426	24,515	48,320

Average HH Income:	1 Mile	3 Miles	5 Miles
2016	\$116,241	\$127,602	\$130,922

Traffic Counts:	N:	S:	E:	W:
	±13,438 VPD (NB & SB)	±26,625 VPD (NB & SB)	±14,292 VPD (EB & WB)	±20,322 VPD (EB & WB)

*ADOT 2014 / Phoenix 2015 / MCDOT 2015

www.phoenixcommercialadvisors.com/listings/info/cavecare.htm



3131 East Camelback Road, Suite 340
 Phoenix, Arizona 85016
 P 602-957-9800 F 602-957-0889
www.phoenixcommercialadvisors.com



Zachary Pace
 602-734-7212
zpace@pcaemail.com

Nick DeDona
 602-734-7208
ndedona@pcaemail.com

Shops at Cave Creek

W/NWC Cave Creek Rd & Carefree Hwy | Cave Creek, AZ

Site Plan



For more information, please contact

Zachary Pace
602-734-7212
zpace@pcaemail.com

Nick DeDono
602-734-7208
nedona@pcaemail.com

 **PHOENIX COMMERCIAL ADVISORS**
COMMERCIAL REAL ESTATE SERVICES

3131 E Camelback Rd, Ste 340 | Phoenix, AZ 85016
Phone: 602-957-9800 | Fax: 602-957-0889
www.phoenixcommercialadvisors.com