



12614 NORTH CAVE CREEK ROAD

PHOENIX, ARIZONA 85022

+/- 2,604 Square Foot End-Cap

\$19.00 PSF + NNN

Great Visibility & Access Along Cave Creek Road

Monument Signage Available

In-Ground Service Bay

Close Proximity to SR-51

Across from Home Depot, EOS Fitness & Other Retail

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	43.7	40.9	39.4
POPULATION:	10,814	109,429	329,613
AVERAGE HH INCOME:	\$77,956	\$93,553	\$94,902

TRAFFIC COUNTS	VPD
N CAVE CREEK ROAD:	25,173
W THUNDERBIRD ROAD:	41,980

YEAR BUILT	1986
LOT SIZE	1.70 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	166-12-016K

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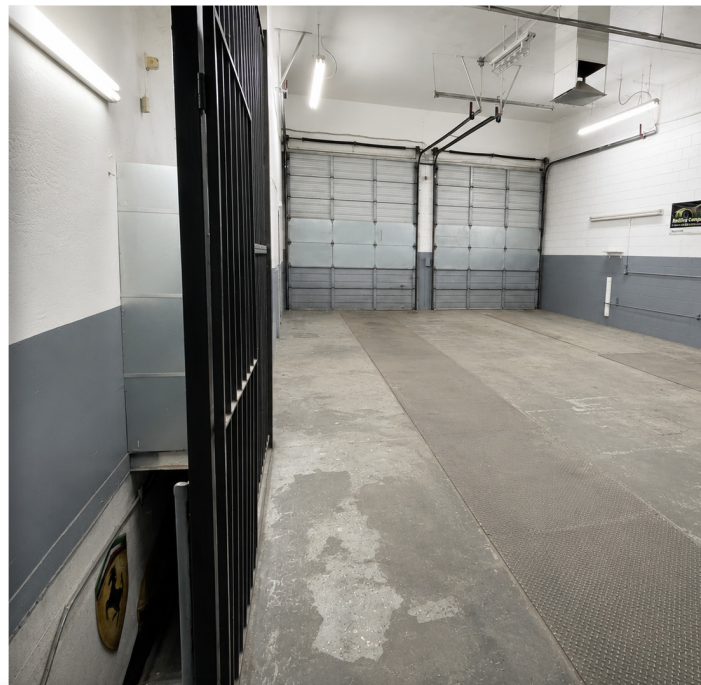
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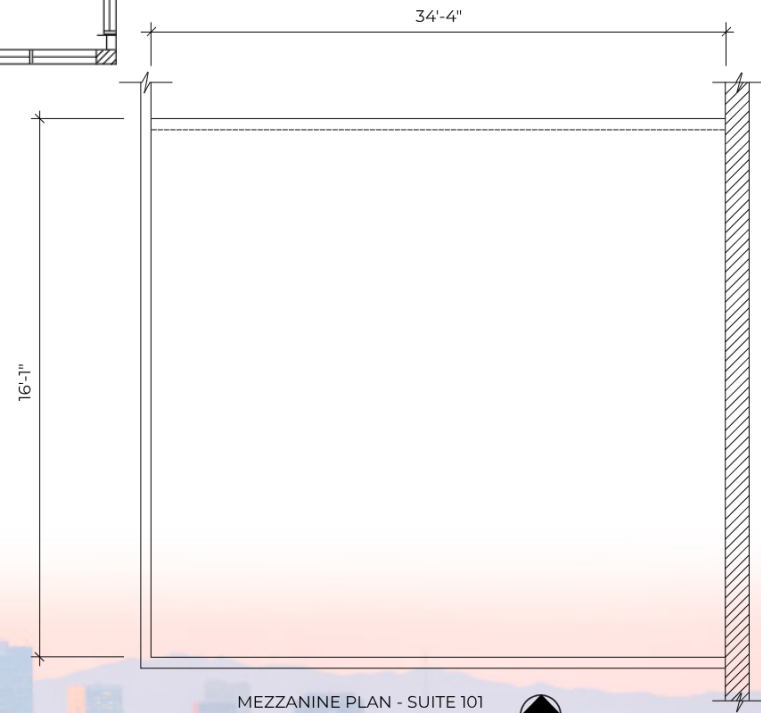
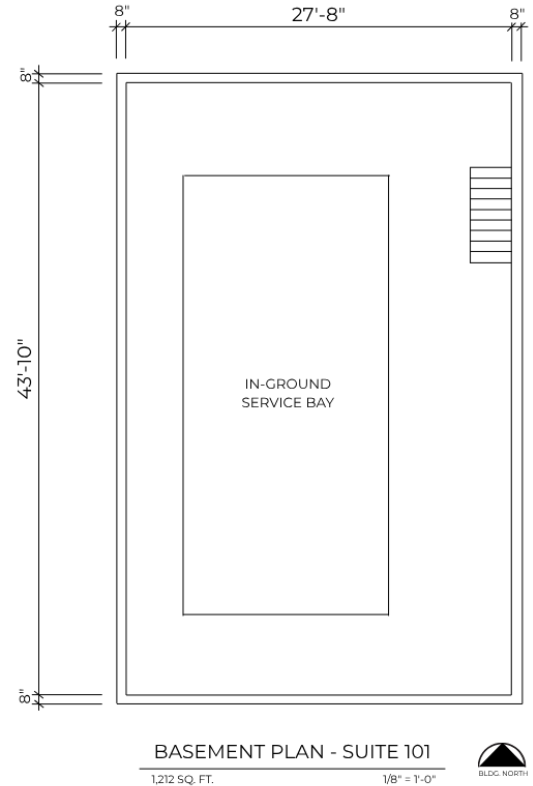
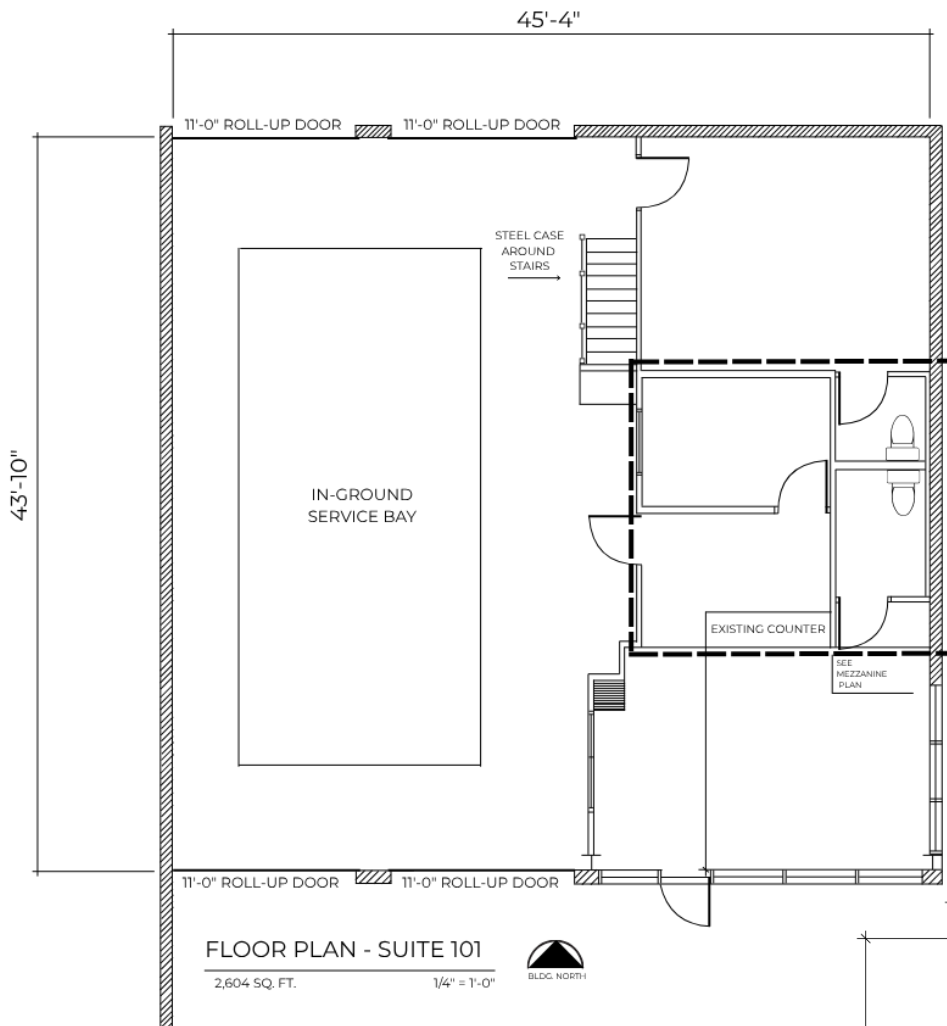
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