

SCOTTSDALE NORTH MARKETPLACE

31313 N. SCOTTSDALE ROAD | SCOTTSDALE, AZ

AVAILABLE FOR LEASE



CONTACT:

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**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS



Perfectly positioned on the main thoroughfare serving Scottsdale, Cave Creek, Carefree, etc.



Surrounded by multiple affluent master planned communities including Troon North, Boulders & Terravita



Huge average household incomes, over \$174,000 annually in a 1 mile radius



Rapidly growing residential community designated for future development



Anchored by thriving AJ's Fine Foods; Arizona's premier boutique grocer



Consistently ranked among the Nation's best places to live



High projected annual population growth

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SITE PLAN



SHOPS A

Suite	Tenant	Square Feet
A-100	Club Pilates	1,973
A-105	Vacant (Divisible)	6,937
A-130	Mathnasium	1,400
A-135	Cigar Shop	1,400
A-140, A-145	Happy Feet Nails & Spa	2,806
A-150	Snip Salon	1,596
A-155	Baron Paris	1,676
A-160	Tapas	1,872
A-165	Vacant (At LOI)	1,293
A-170, A-175	Health Cellutions	2,693
A-180	Uncle Louie The Restaurant	2,240

SHOPS B

Suite	Tenant	Square Feet
B-100	Adam and Eve MedSp	2,785
B-110	Evergreen Dry Cleaners	1,080
B-115	Hand and Stone Massage	2,778
B-125	Davis Dentistry	1,829
B-130	Biblical Gifts and Antiques	2,414
B-135	Vacant	2,550
4-AJS	AJ's Fine Foods	27,000

HOUSING MAP





DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	2,814	22,562	58,030
AVERAGE HOUSEHOLD INCOME	\$174,120	\$172,889	\$163,549
TOTAL HOUSEHOLDS	1,245	8,974	23,440

TRAFFIC COUNTS

SCOTTSDALE ROAD: ±21,841 VPD
 LONE MOUNTAIN ROAD: ±8,309 VPD

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