



eChelon

REALTY ADVISORS

Former Bank Branch Available for Lease
Building Size: Approx 3,228 Square Feet
Parcel Size: Approx 1.55 acres

SWC Bell Rd & Grand Ave
Surprise, AZ

PROJECT HIGHLIGHTS

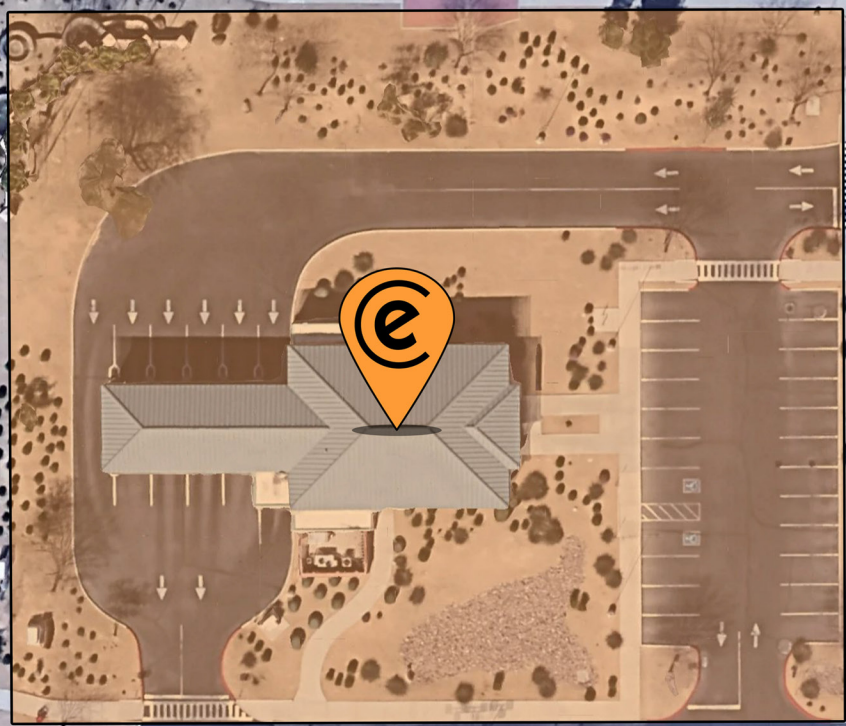
Product Type	Bank Branch
Net Rentable Square Feet	±3,328 SF
Number of Buildings	1
Land Area	± 1.55 Acres
Number of Parcels	1
Taxes	(2020) \$29,350.14
Building Age	2004
Stories	1
Zoning	PAD
APN	501-17-932



SITE PARCEL

BELL RD

W POINT PKWY



SITE AERIAL



Walmart

Applebee's

Famous Footwear

PETSMART

THE HOME DEPOT

TACO BELL

OfficeMax

Michaels
Where Creativity Happens

GRAND AVE

IHOP
RESTAURANTS

FIVE GUYS
BURGERS and FRIES

Bank of America

BELL RD



54,334 vpd (2021)

CHIPOTE
RESTAURANT

chili's

us bank

Chick-fil-A

RED LOBSTER
FRESH FROM LIVE LOBSTER

Olive Garden

W POINT PKWY

SPROUTS
FRESH MARKET

TARGET

BED BATH &
BEYOND

BEST BUY

DEL TACO

ROSS
DRESS FOR LESS

ULTA

LOWE'S





2021 DEMOGRAPHIC SNAPSHOT

Radius: 1 Mile | 3 Miles | 5 Miles



2021 DEMOGRAPHIC SNAPSHOT

Radius: 1 Miles



Population
8,584



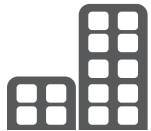
Median Age
54.2



Households
4,042



Average Household Income
\$65,675



Businesses
429



Daytime Employment
5,951

Projected Growth 2021-2026

Population 1.00%

Households 0.89%

Families 0.84%

Owner HHs 1.26%

Median Household Income 2.28%



2021 DEMOGRAPHIC SNAPSHOT

Radius: 3 Miles



Population
101,043



Median Age
42.6



Households
39,940



Average Household Income
\$73,836



Businesses
2,051



Daytime Employment
25,849

Projected Growth 2021-2026

Population 1.23%

Households 1.08%

Families 1.11%

Owner HHs 1.39%

Median Household Income 2.73%



2021 DEMOGRAPHIC SNAPSHOT

Radius: 5 Miles



Population
222,143



Median Age
48.1



Households
91,569



Average Household Income
\$75,917



Businesses
3,658



Daytime Employment
45,371

Projected Growth 2021-2026

Population 1.14%

Households 1.00%

Families 1.04%

Owner HHs 1.23%

Median Household Income 2.80%





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