



MEDICAL/OFFICE/RETAIL

13700 N DYSART RD | SURPRISE, AZ



Available For Lease

Available Now

***Rental Rates Upon Request**

NO PARKING



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PROPERTY FEATURES



36,000 SQ. FT. TOTAL,
MINIMUM DIVISIBLE IS
2,000 SF



C-2 COMMUNITY
C-3 GENERAL COMMERCIAL
I-1 LIGHT INDUSTRIAL

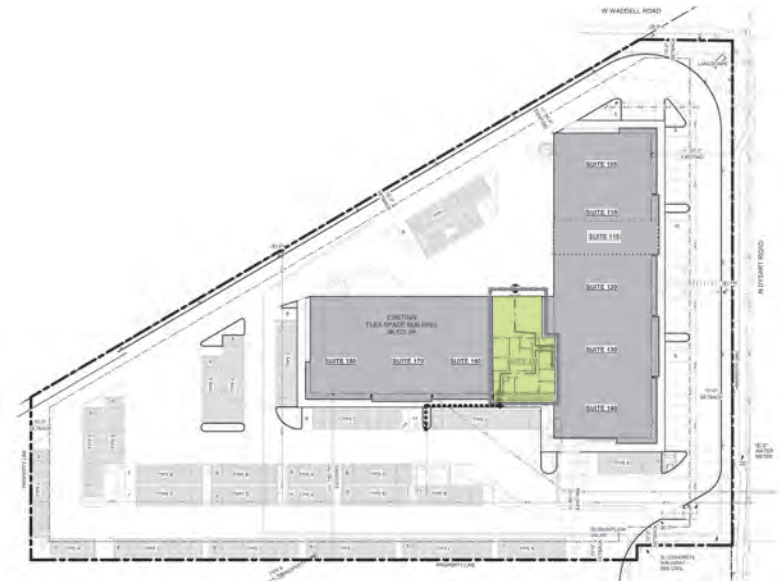


18' TO 24'
CLEAR HEIGHT



ABLE TO ADD A
TOTAL OF 8 DOORS

Master Plan



Property Photos

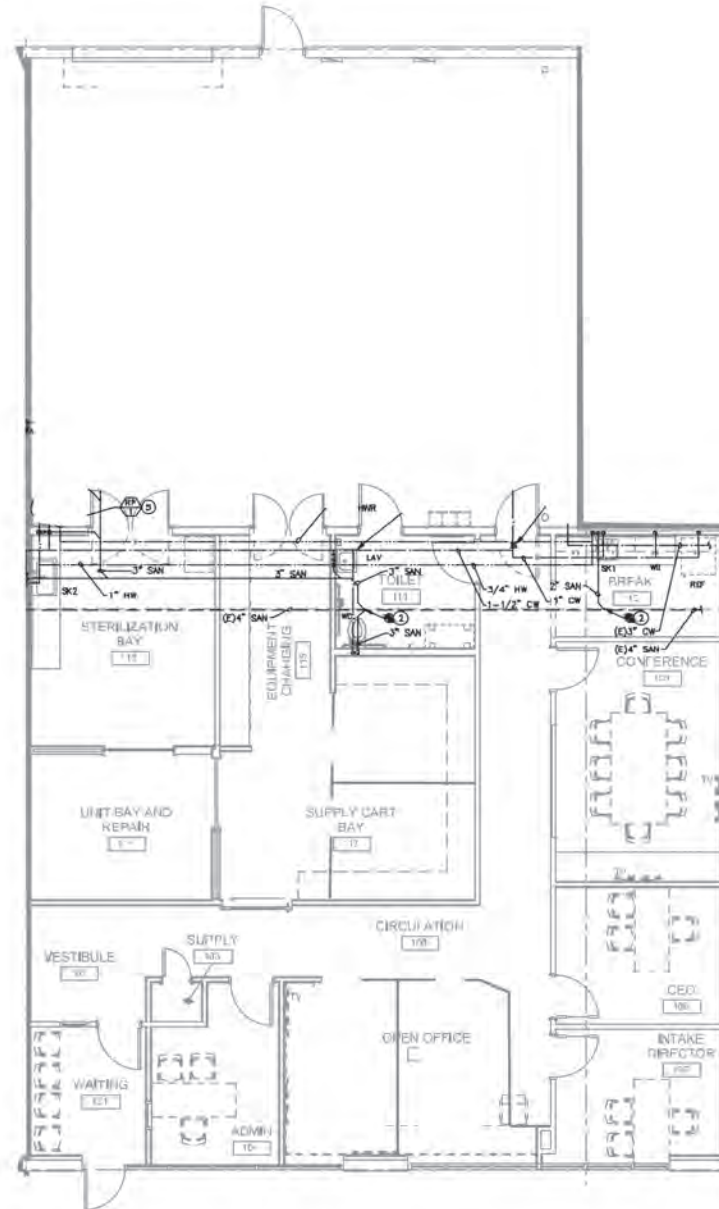


PROPERTY FEATURES

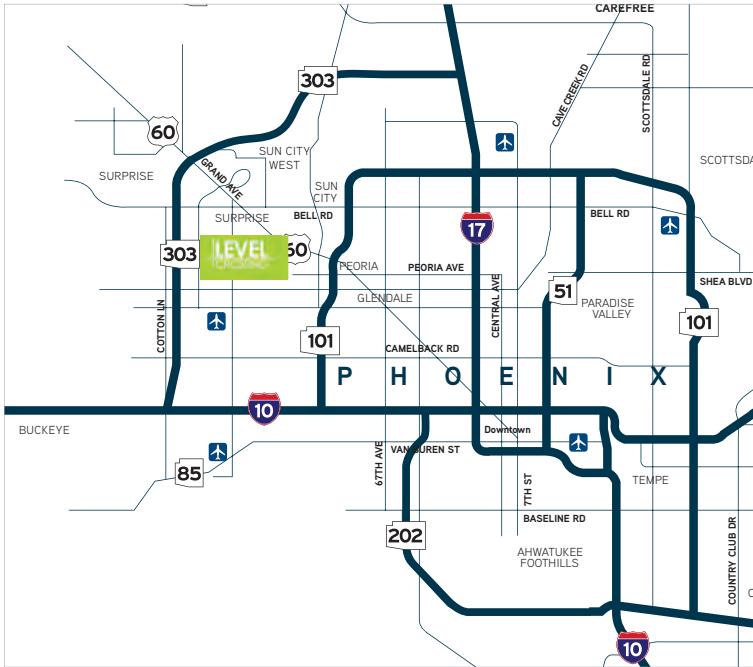


- MOVE-IN READY
- 3,645 TOTAL SQUARE FEET
- 1,365 SF WAREHOUSE
- MEDICAL / OFFICE / WAREHOUSE BUILD OUT
- NINE (9) PRIVATE OFFICES
- CONFERENCE ROOM
- BREAKROOM
- RESTROOM
- ONE (1) GRADE LEVEL DOOR
- 100% HVAC
- LED LIGHTING

Suite 150



LOCATION OVERVIEW



Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Current Population	17,452	98,003	205,216
2026 Projection	18,509	104,400	218,447
Median Age	31.3	35.2	47.4
Total Households	5,434	34,129	86,452
AvgHousehold Income	\$77,235	\$73,996	\$70,465
High School Graduate	30.8%	29.2%	28.4%
Associate Degree	8.8%	6.7%	4.7%
Bachelor's Degree	15%	17%	22%

TRAFFIC COUNTS	Count	Distance
N. Dysart Road	18,065	.07
W. Waddell Road	20,468	.17
W. Thunderbird Road	19,900	.25



Level Crossing

LOCATION HIGHLIGHTS



Retail Amenities

LEVEL CROSSING



For more information, please contact:

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