



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# FREE-STANDING, HARD CORNER RETAIL BUILDING

SWC Cave Creek & Union Hills  
18444 N. Cave Creek Rd., Phoenix, AZ

## FOR LEASE, GROUND LEASE OR BTS

2,752 SF Free-Standing,  
Hard Corner Retail Building

Drive-Thru Potential

Parcel Size: 17,882 SF

C3 Zoning

One Mile from Paradise  
Valley Community College

Huge Pylon Sign

Available 1/1/21

DO NOT DISTURB TENANT

## TRAFFIC COUNT

Cave Creek

North 30,664

South 22,916

Union Hills

East 23,146

West 21,859



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**JAKE ERTLE** (Owner/Agent)

480.214.9419

Jake@RGcre.com





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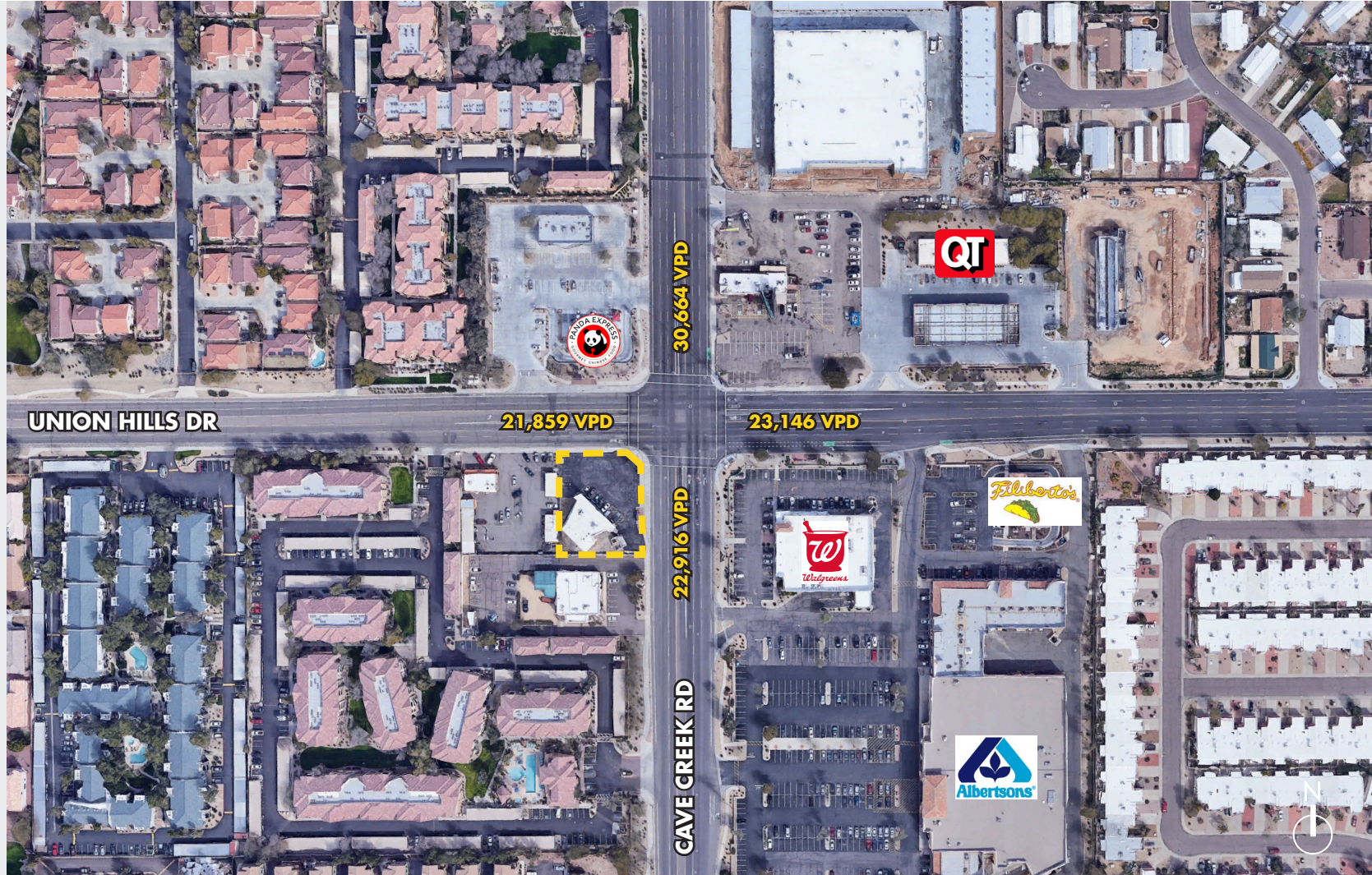
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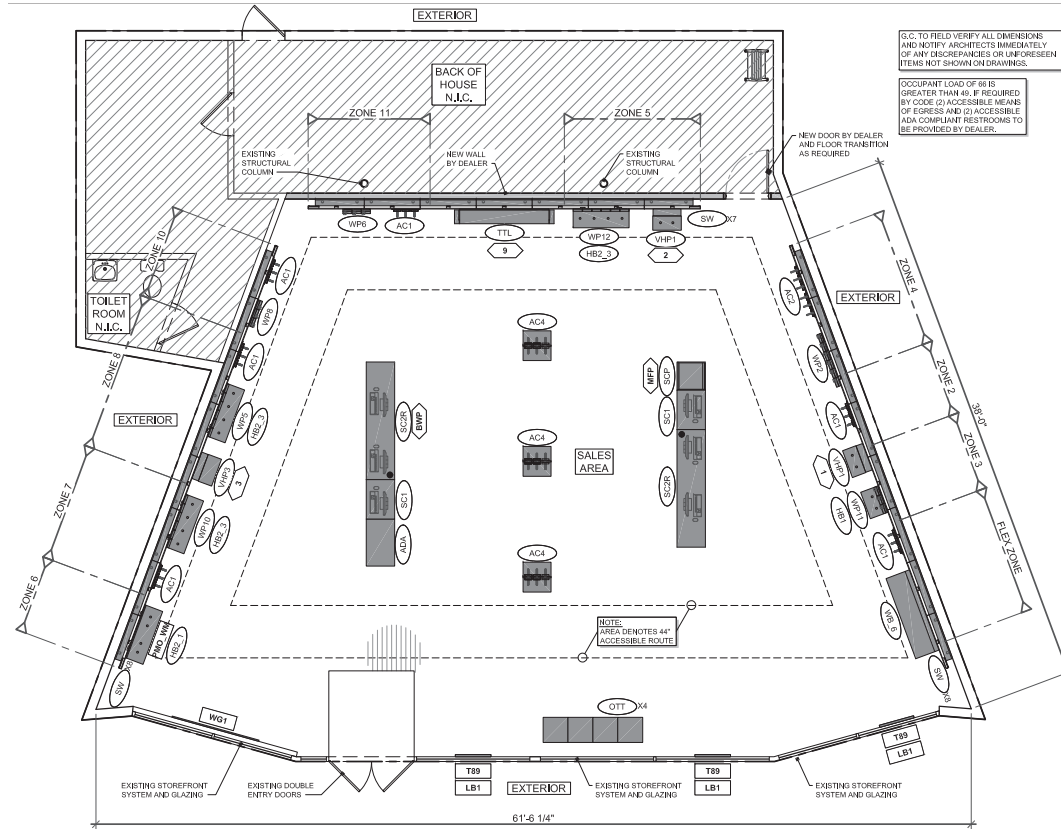
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## FLOOR PLAN

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For reference only. Interested parties must verify references to square footage and measurements and bear all risk for inaccuracies.

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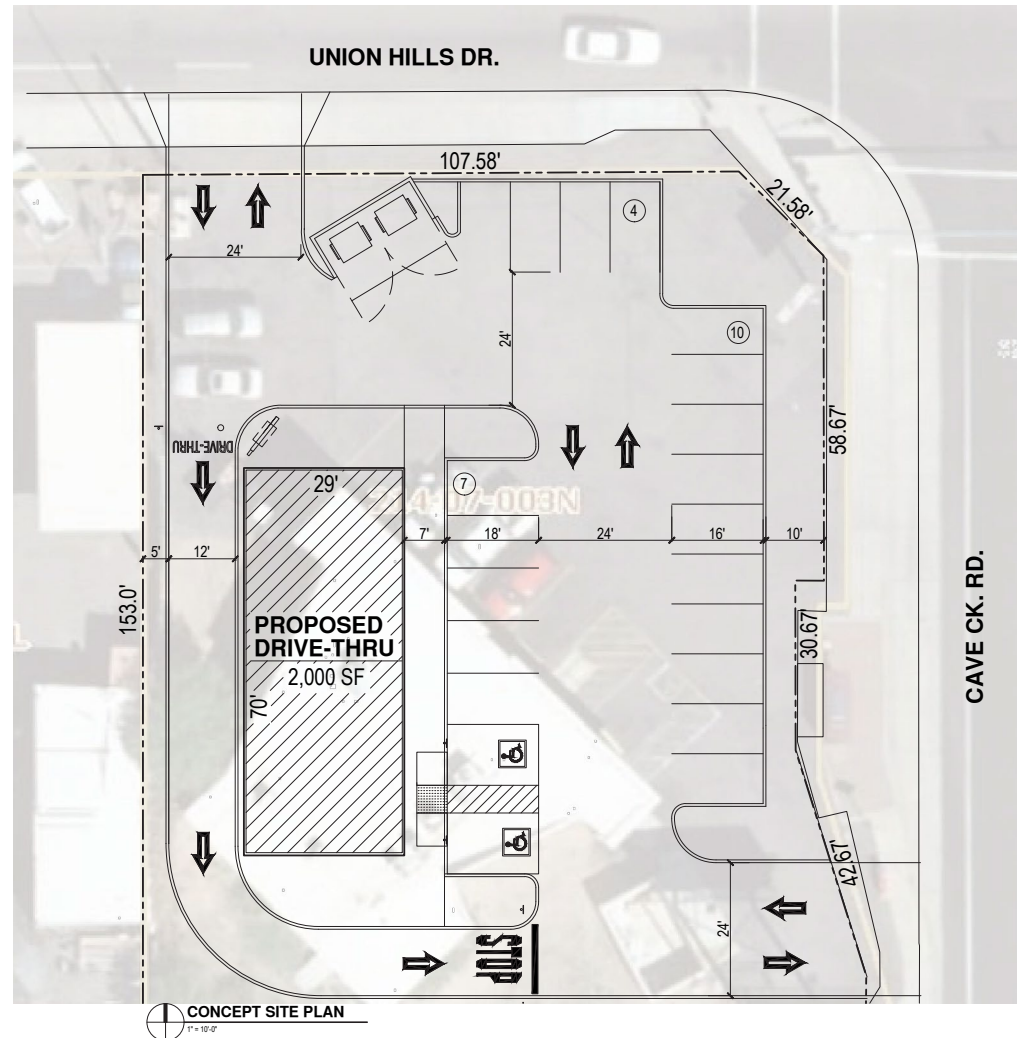
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## DRIVE-THRU POTENTIAL

2,000 SF Free-standing



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## DEMOGRAPHICS

(2020)

### Population Estimates

1 Mile	18,957
2 Mile	134,255
5 Mile	278,858

### Average Household Income

1 Mile	\$73,478
2 Mile	\$78,123
5 Mile	\$89,032

### Households

1 Mile	7,970
3 Mile	54,763
5 Mile	113,992

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