

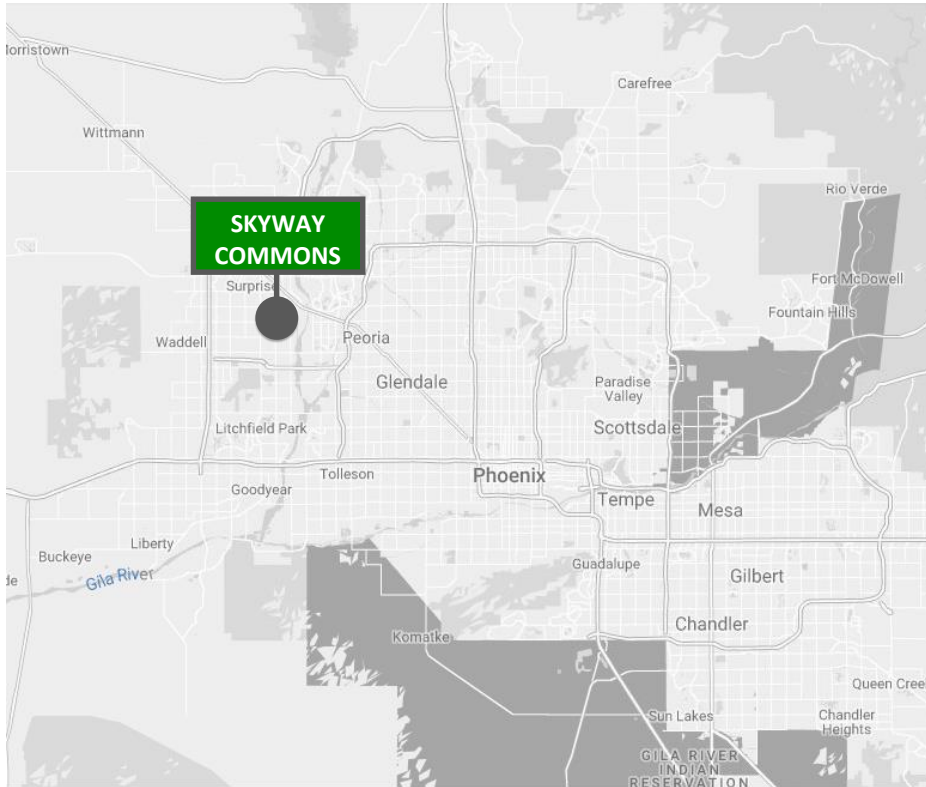


SKYWAY COMMONS

SWC OF N DYSART RD & W CACTUS RD
12100 N. Dysart Road, Surprise, AZ 85379

FOR LEASE

STEVEN T. STONE | KM REALTY
steven@kmrealty.net | 713.275.2601



HIGHLIGHTS

- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Hard Corner of Signalized Intersection with High Traffic Counts
- + Recognizable and Popular Tenant Mix (Most-Notably Starbucks)
- + Close Proximity to Dysart High School and Elementary as well as Skyway and Skycom Business Parks; Desert Cove Commercial Park

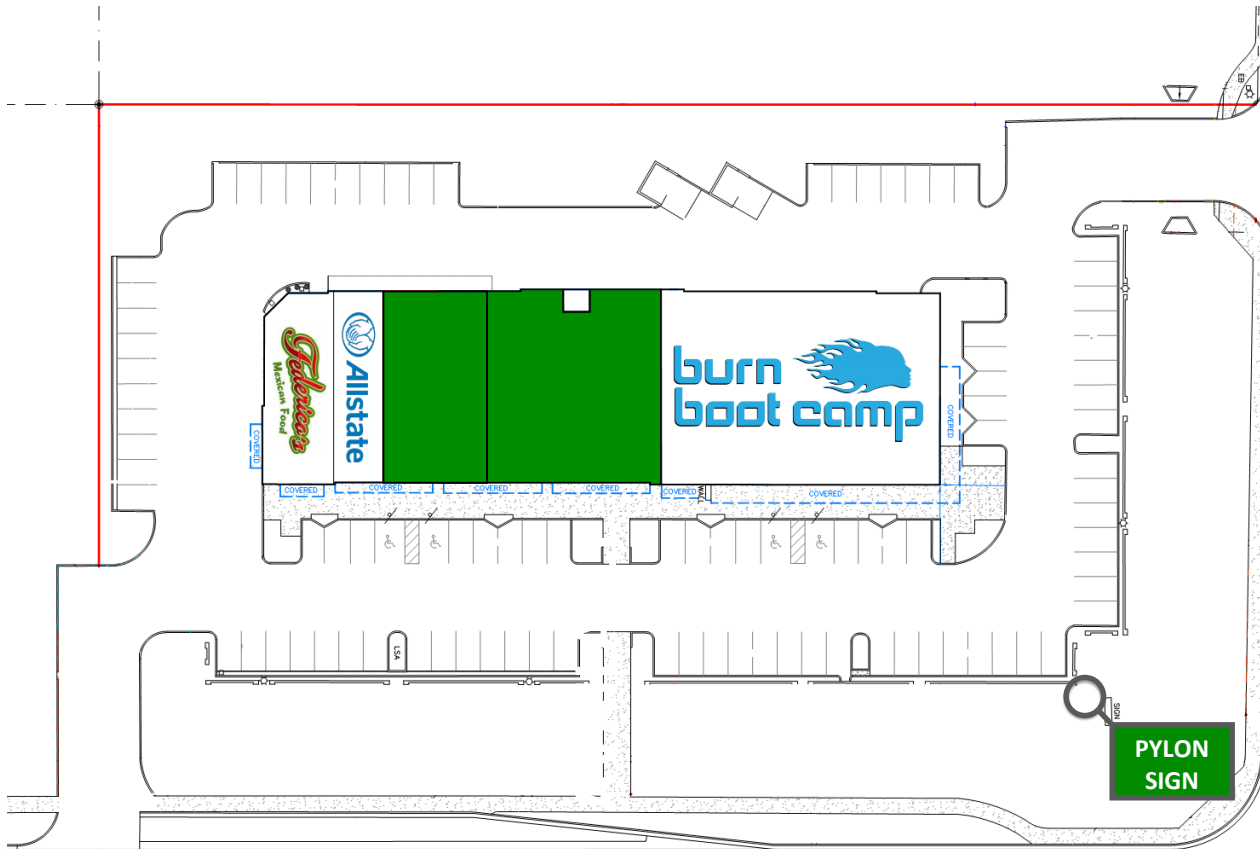
DESCRIPTION

Size: 16,835 SF Retail Center on 106,481 SF Land
Built: 2014
Parking: 97 Spaces (5.76 Spaces per 1,000 SF)
Addtl: Monument Sign; Canopy Walkway Along Storefronts
Mgmt: KM Realty

NOTABLE CO-TENANTS



SITE PLAN



TENANT KEY

| # | Tenant | SF |
|------------|--------------------|--------------|
| 100 | Federico's Mexican | 1,749 |
| 101 | Allstate Insurance | 1,275 |
| 102 | AVAILABLE | 2,793 |
| 104 | AVAILABLE | 4,200 |
| 111 | Burn Boot Camp | 6,800 |



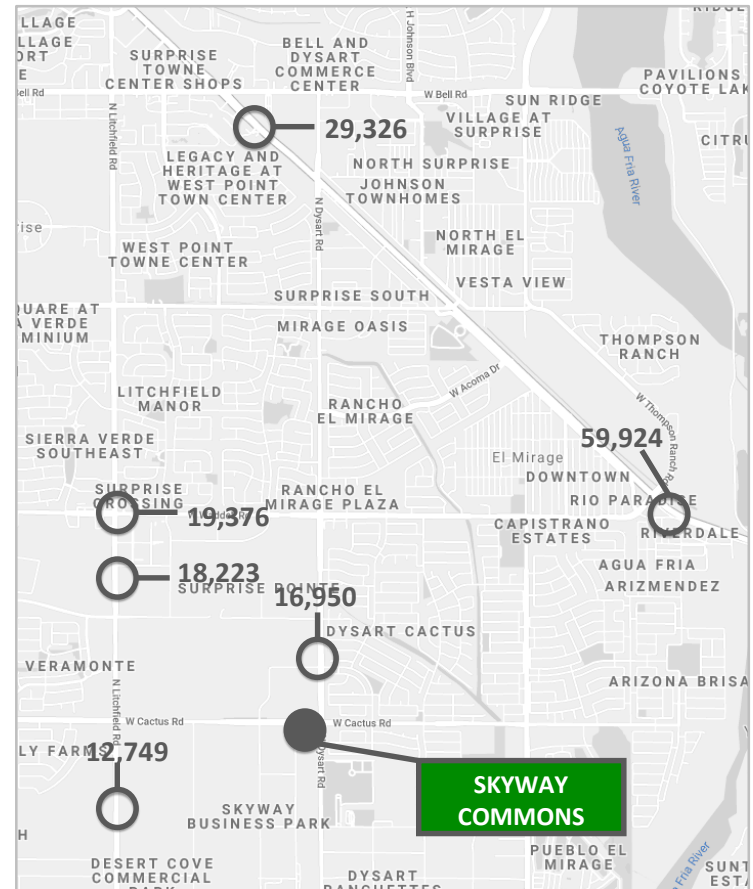


DEMOGRAPHICS & TRAFFIC



| Population | 1 MI | 3 MI | 5 MI |
|-----------------------|-----------|-----------|-----------|
| 2019 Population | 9,643 | 96,719 | 222,800 |
| 2024 Population | 10,381 | 104,438 | 240,084 |
| Est. 5-yr Growth | 7.65% | 7.98% | 7.76% |
| Average Age | 62.90 | 45.50 | 50.50 |
| Households | | | |
| 2019 Total Households | 4,846 | 39,904 | 94,672 |
| Median Household Inc | \$41,857 | \$53,133 | \$54,355 |
| Avg Household Inc | \$53,316 | \$65,377 | \$67,003 |
| Housing | | | |
| Median Home Value | \$188,676 | \$216,002 | \$233,005 |
| Employment | | | |
| Daytime Employment | 6,653 | 27,185 | 48,878 |

TRAFFIC COUNTS



Sources: Maricopa Administration of Governments



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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