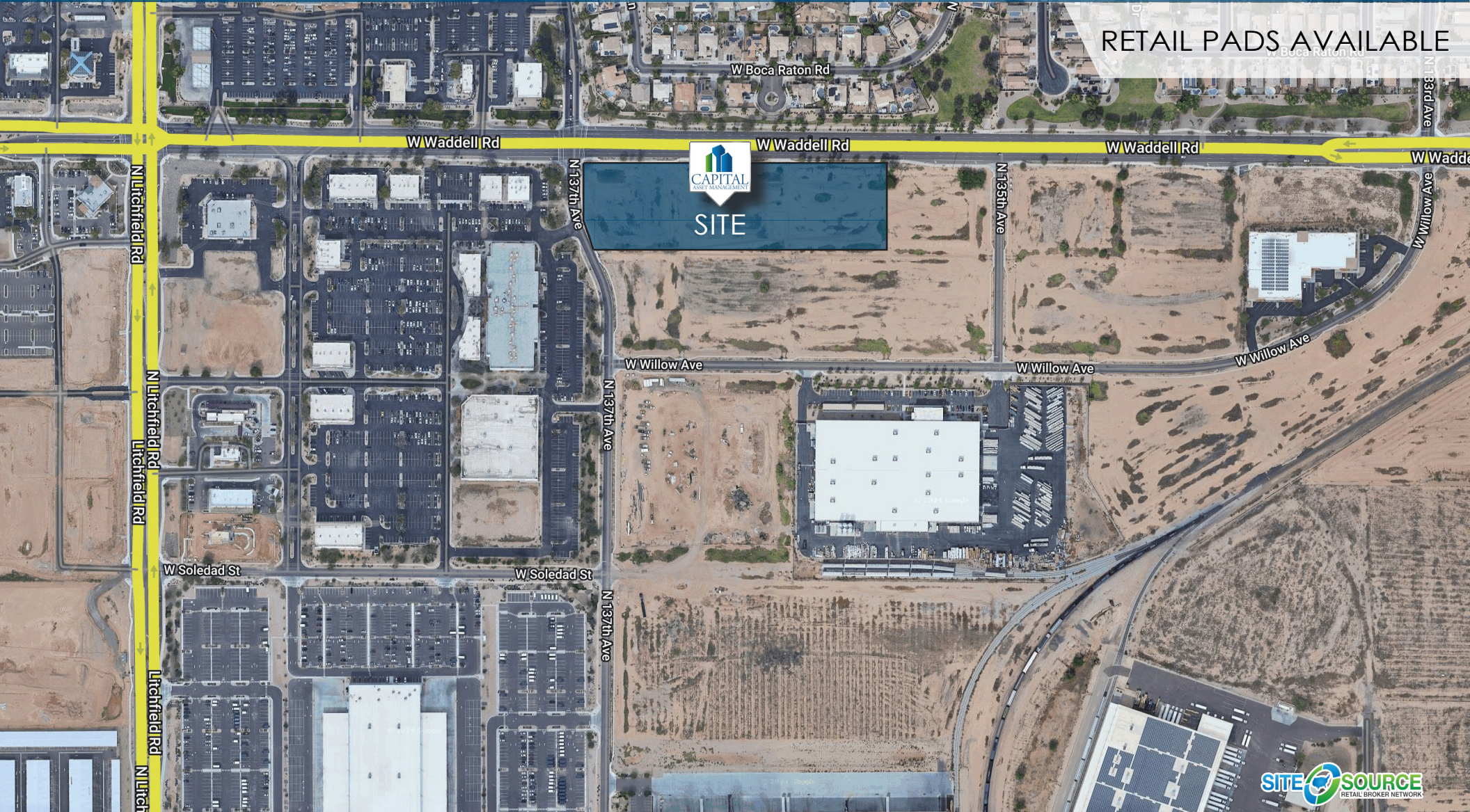


# E/SEC LITCHFIELD & WADDELL ROAD LITCHFIELD, ARIZONA 85379

RETAIL PADS AVAILABLE



**HORTH HONG**  
480.426.1670  
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



# PROPERTY SUMMARY

**AVAILABLE** ±4 AC Retail Pads

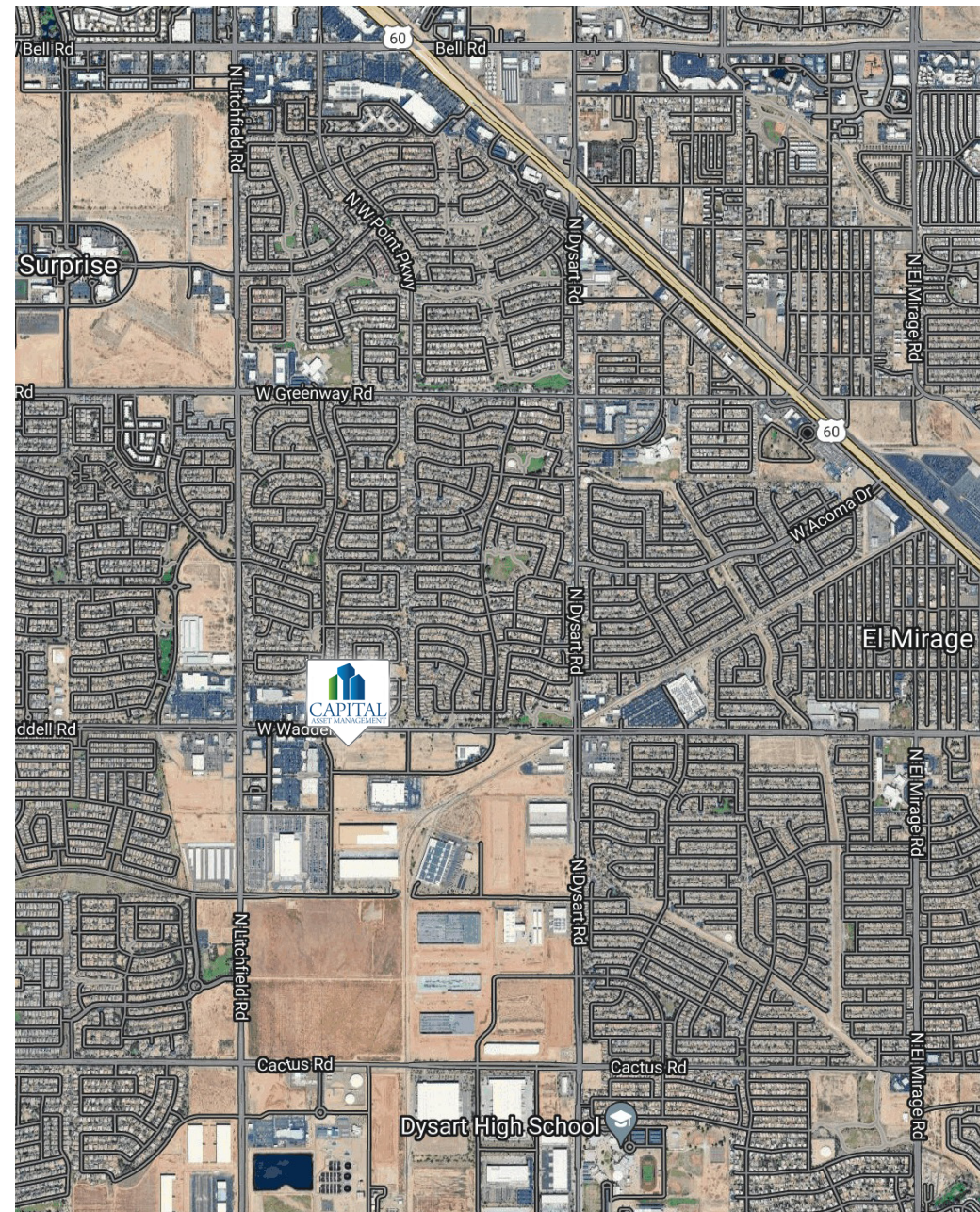
- ±4 Acre New Development Opportunity Available for Sale, Ground Lease, Build to Suit
- ±600 feet of frontage along Waddell Road
- Excellent ingress/egress
- Stop light at 137th Avenue & Waddell Road
- PAD sizes are flexible
- Contact agent for pricing

## NEARBY RETAIL:



## TRAFFIC COUNTS

**N** Litchfield Rd: 8,809 VPD    **E** Waddell Rd: 8,979 VPD  
**S** Litchfield Rd: 8,972 VPD    **W** Waddell Rd: 8,859 VPD

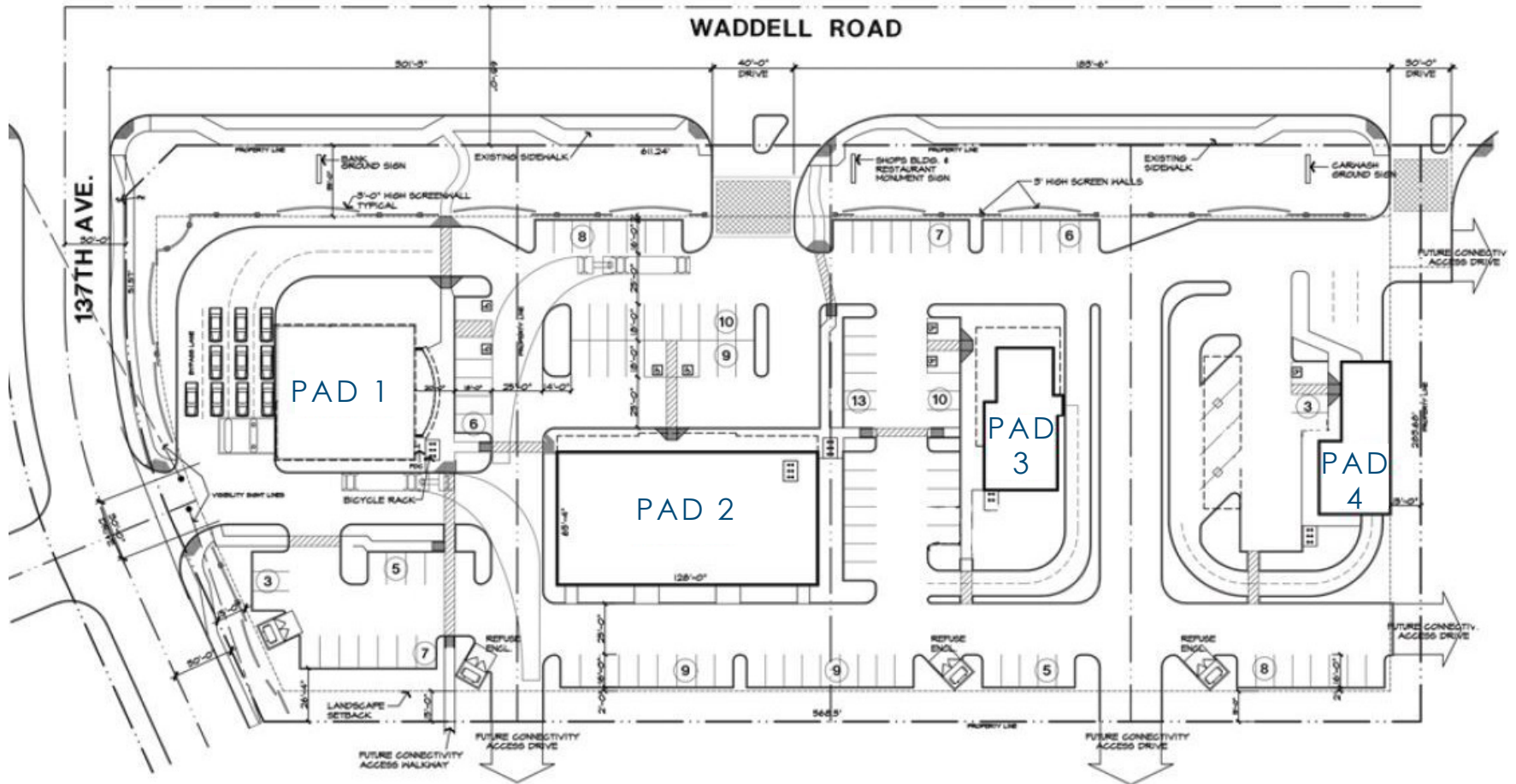


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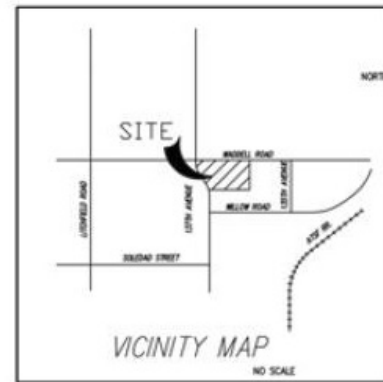
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# SITE PLAN



**CONCEPTUAL SITE PLAN - 1**  
SCALE: 1" = 50'-0"  
NORTH



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,925	110,147	211,478
Average Age	36	38	45
Average Age (Male)	35	37	44
Average Age (Female)	37	39	46



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$111,581	\$98,975	\$96,517
Average House Value	\$446,087	\$375,142	\$401,967



HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	3.2	3	2.6



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	1,596	16,035	37,896
Total Businesses	314	2,384	5,314



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	4,305	33,863	86,787
2028 Households	4,734	35,841	91,291

