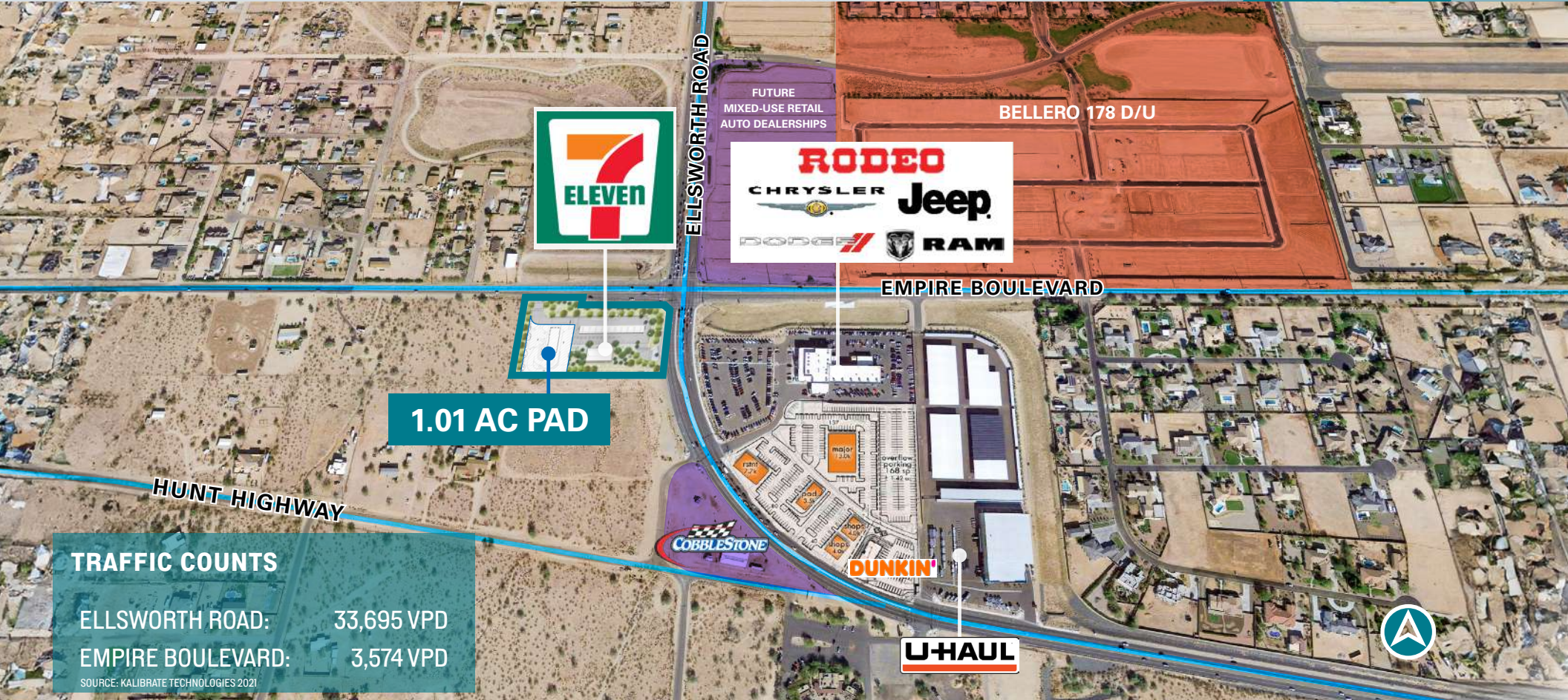


SWC Ellsworth Road & Empire Boulevard

Queen Creek, AZ



1.01 AC PAD

TRAFFIC COUNTS
ELLSWORTH ROAD: 33,695 VPD
EMPIRE BOULEVARD: 3,574 VPD
SOURCE: KALIBRATE TECHNOLOGIES 2021

ADDITIONAL INFORMATION:

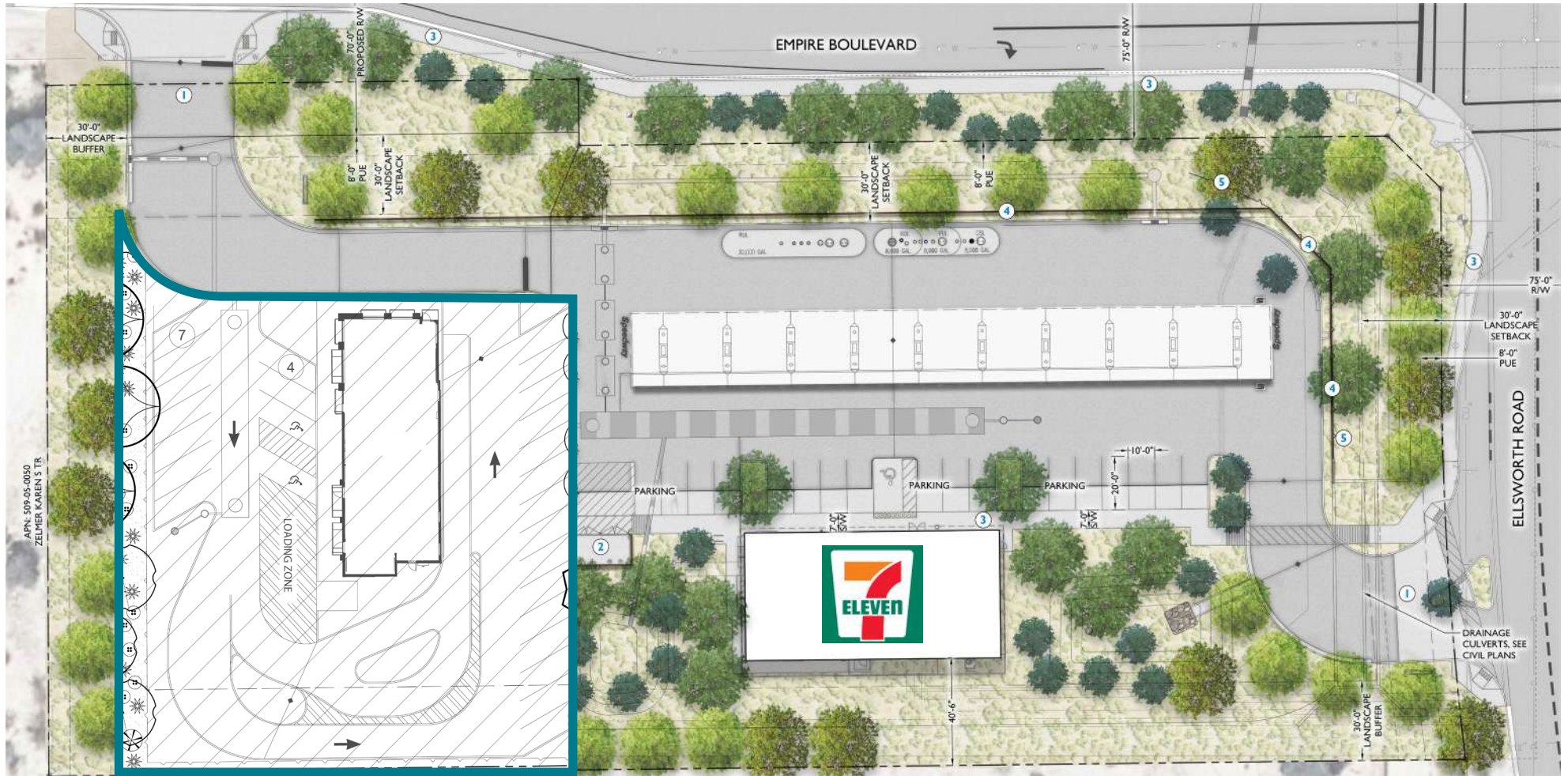
Joe Doucett | Senior Managing Director
t 602-952-3817 | m 480-390-2262 | joe.doucett@nmrk.com



PROPERTY HIGHLIGHTS

- PAD adjacent to planned 7-11 location
- Excellent visibility from heavily traffic Ellsworth Road
- Available for ground lease or build-to-suit
- Site planned for drive-thru
- Pricing - please call

Site Plan

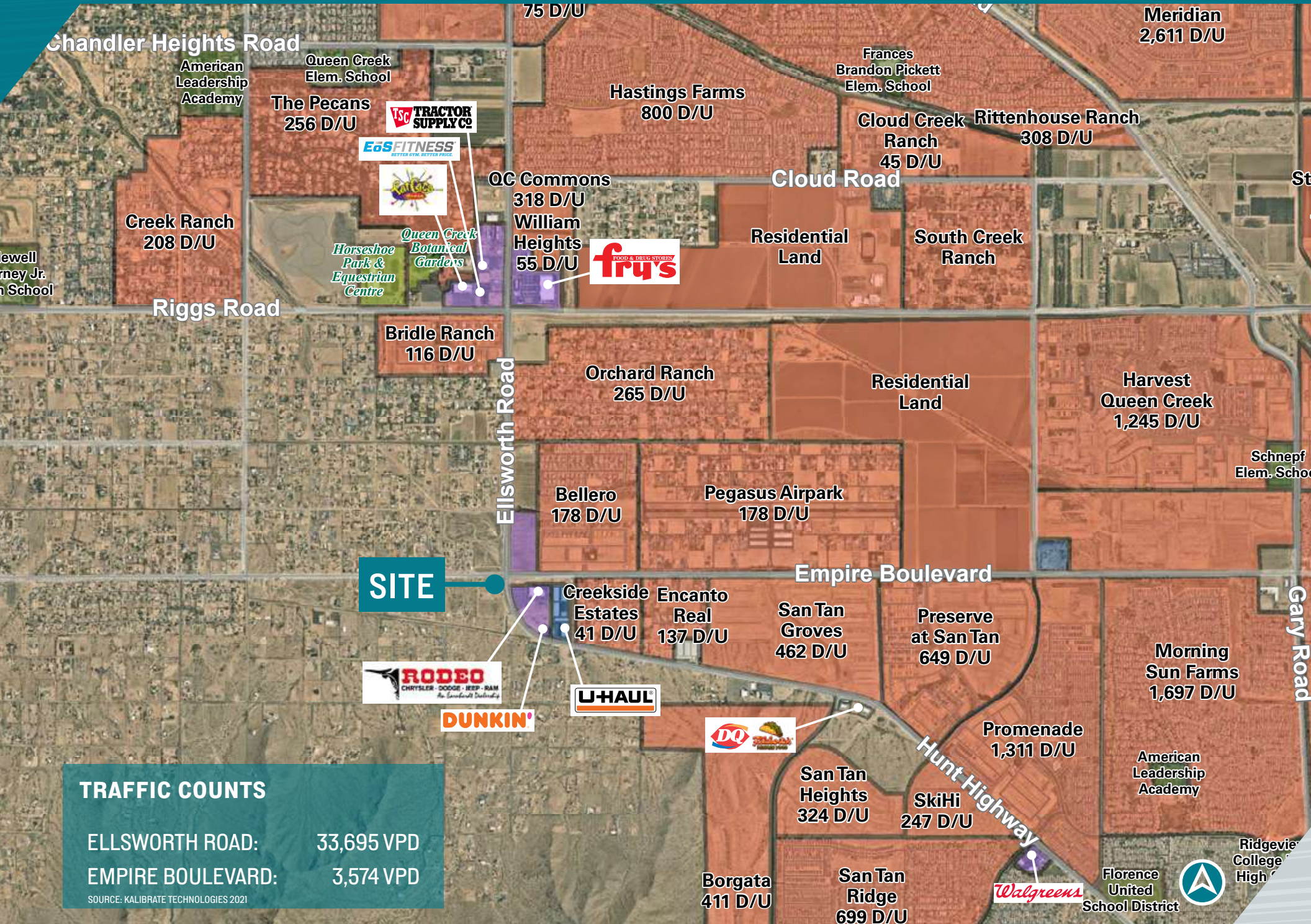


1.01 ACRE PAD

conceptual plan shown



Chandler Heights Road



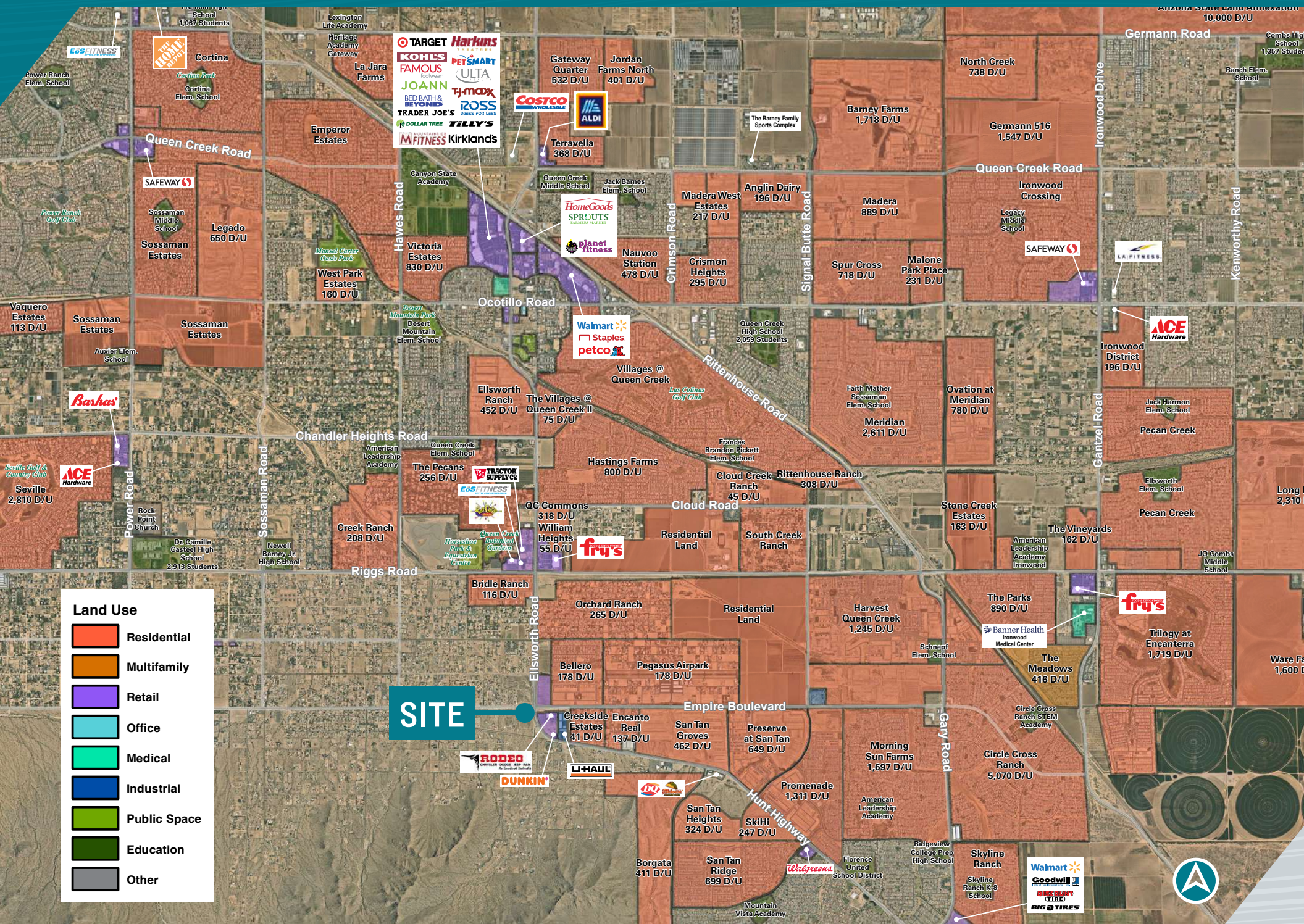
SITE

TRAFFIC COUNTS

ELLSWORTH ROAD: 33,695 VPD
 EMPIRE BOULEVARD: 3,574 VPD

SOURCE: KALIBRATE TECHNOLOGIES 2021





Land Use

- Residential
- Multifamily
- Retail
- Office
- Medical
- Industrial
- Public Space
- Education
- Other

SITE

TARGET
KOHL'S
FAMOUS FOOTWEAR
JOANN
TRADER JOE'S
DOLLAR TREE
Harkins
PETSMART
ULTA
TJ-MAXX
ROSS
DRESS FOR LESS
TILLY'S
Kirklands

COSTCO WHOLESALE
ALDI

HomeGoods
SPROUTS FARMERS MARKET
Planet fitness

Walmart
Staples
petco

fray's

ACE Hardware

fray's

RODEO
DUNKIN'
U-HAUL

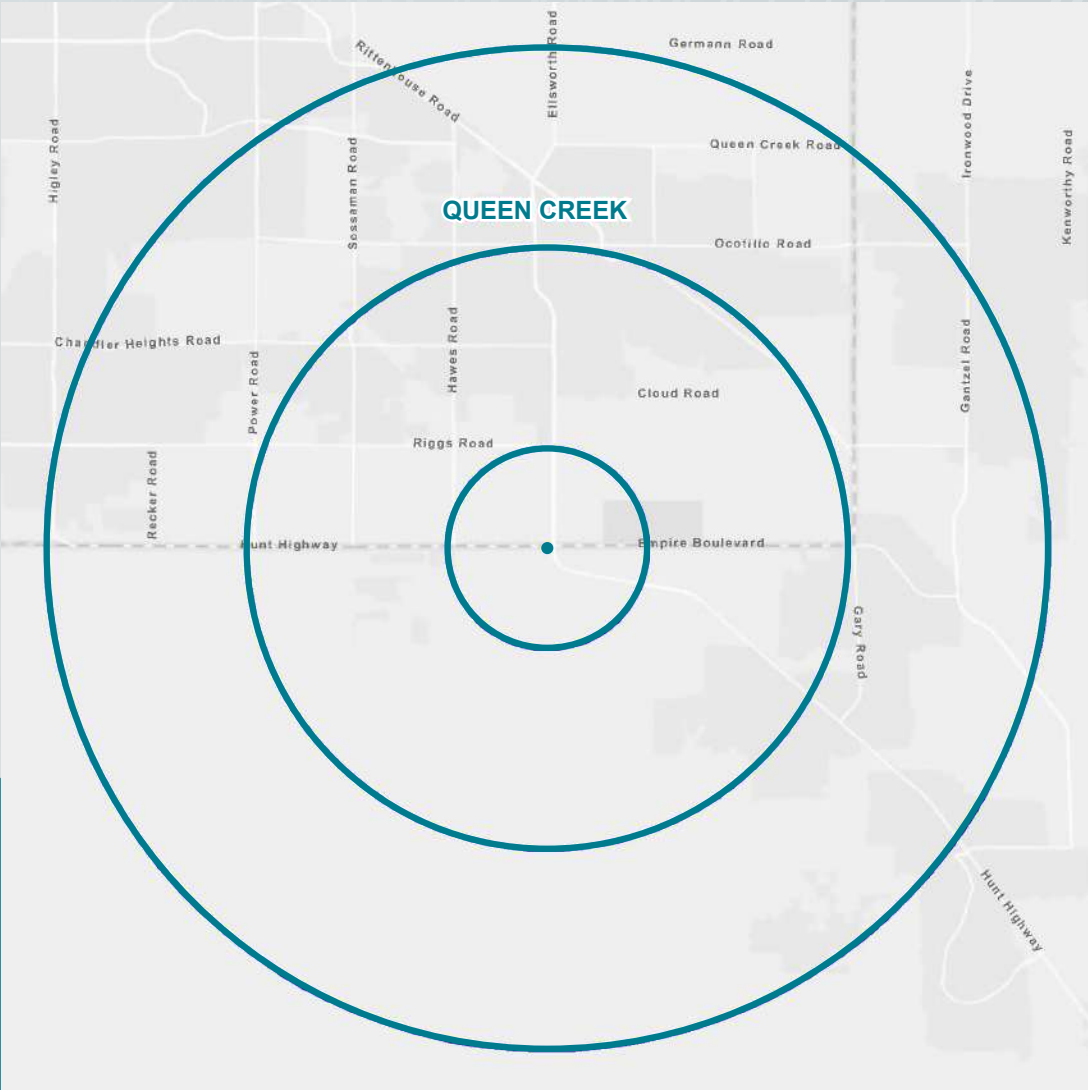
DO

Walmart
Goodwill
DISCOUNT CLUB
BIG O TIRES



SWC Ellsworth Road & Empire Boulevard

Queen Creek, AZ



DEMOGRAPHIC PROFILE

LATITUDE: **33.20461** | LONGITUDE: **-111.63512**

POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimated Population	2,732	45,742	131,367
2028 Projected Population	2,941	49,186	145,483
2023 Est. Daytime Population	1,681	31,876	98,603

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Estimated Households	759	14,148	41,098
2028 Projected Households	820	15,272	45,593

INCOME	1-MILE	3-MILE	5-MILE
2023 Est. Average HH Income	\$152,163	\$128,173	\$137,751
2023 Est. Median HH Income	\$124,173	\$105,829	\$109,748
2023 Est. Per Capita Income	\$47,532	\$39,867	\$43,035

BUSINESS	1-MILE	3-MILE	5-MILE
2023 Est. Employees	199	4,647	14,853
2023 Est. Businesses	27	465	1,396

Source: Esri Business Analyst



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ADDITIONAL INFORMATION:

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