

MARLEY PARK SQUARE



DRIVE THRU, RESTAURANT & SHOPS AVAILABLE
S/SWC LITCHFIELD ROAD & WADDELL ROAD | SURPRISE, AZ

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PROPERTY HIGHLIGHTS

Property Features

- Located at the intersection of Litchfield Road & Waddell Road with over 40,138 VPD
- Employee/Daytime population of over 197,000 within a 5 mile radius
- Strong household incomes of approximately \$113,000 in a 1 mile radius
- Across from the ±145,000 SF Amazon Warehouse Distribution Facility (±600 Employees)

Demographics: *ESRI

	1 MILE	3 MILES	5 MILES
Population 	15,284	110,975	215,809
Average Household Income 	\$113,081	\$102,407	\$95,465
Daytime Population 	10,607	84,264	197,189
Households 	4,915	36,994	85,314

Property Summary

Address: S/SWC Litchfield Rd & Waddell Rd
Surprise, AZ 85379

Available Spaces:

Building 3C

- Suite 150: 1,200 SF
- Suite 110 & 100: 3,269 SF

Building 11

- Suite D: 1,516 SF

Building 12

- Suite 101: 1,944 SF (Drive-thru)
- Suite 102: 1,514 SF

Building 14

- 9,521 SF (Demisable)

Drive Thru

- 1,800 SF

Traffic Counts: *ADOT

NORTH ON LITCHFIELD ROAD ±19,489 VPD

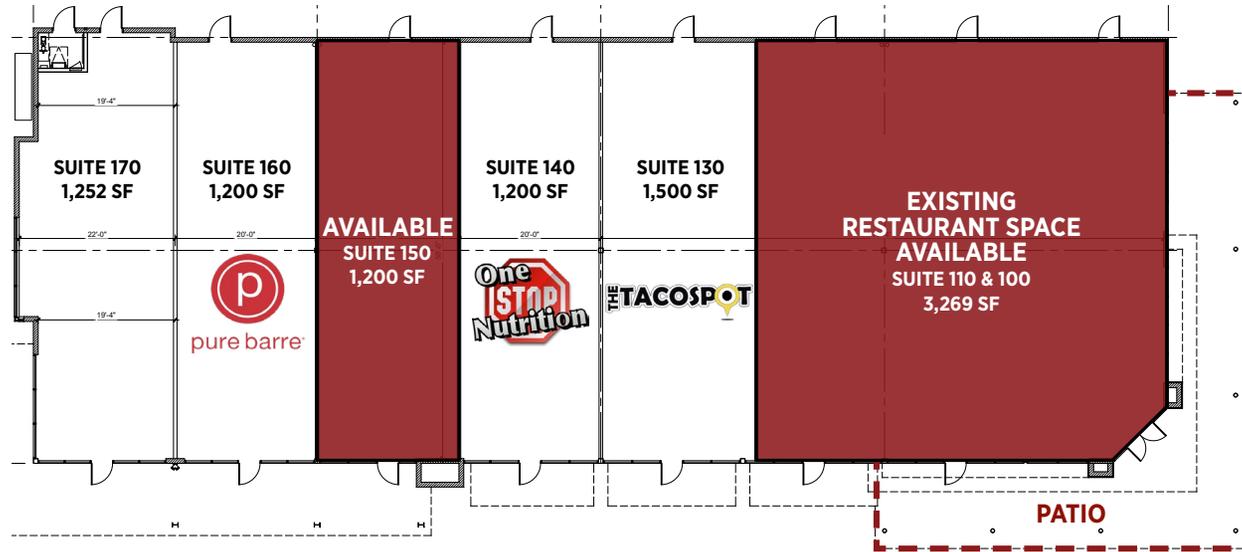
SOUTH ON LITCHFIELD ROAD ±19,176 VPD

EAST ON WADDELL ROAD ±19,521 VPD

WEST ON WADDELL ROAD ±20,649 VPD

SITE PLAN

Building 3C Floor Plan

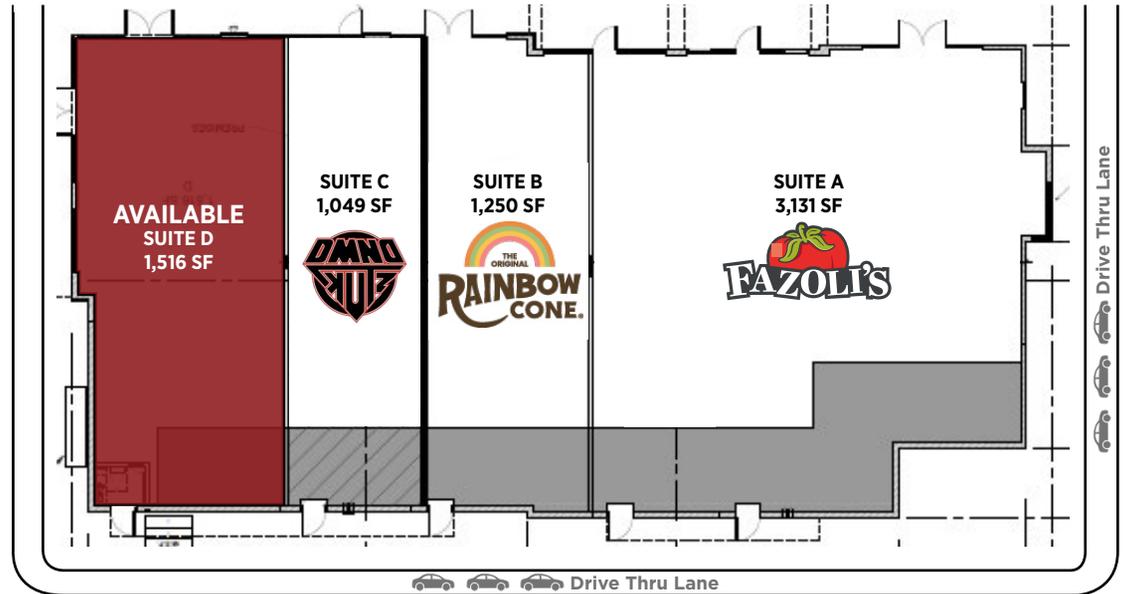


Building 14 Floor Plan

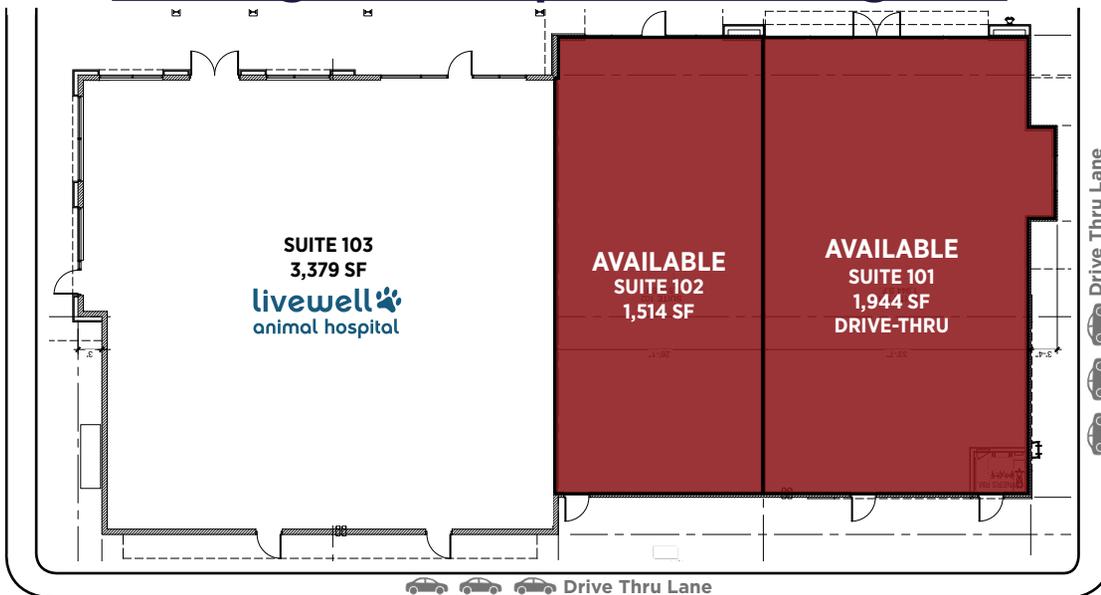


SITE PLAN

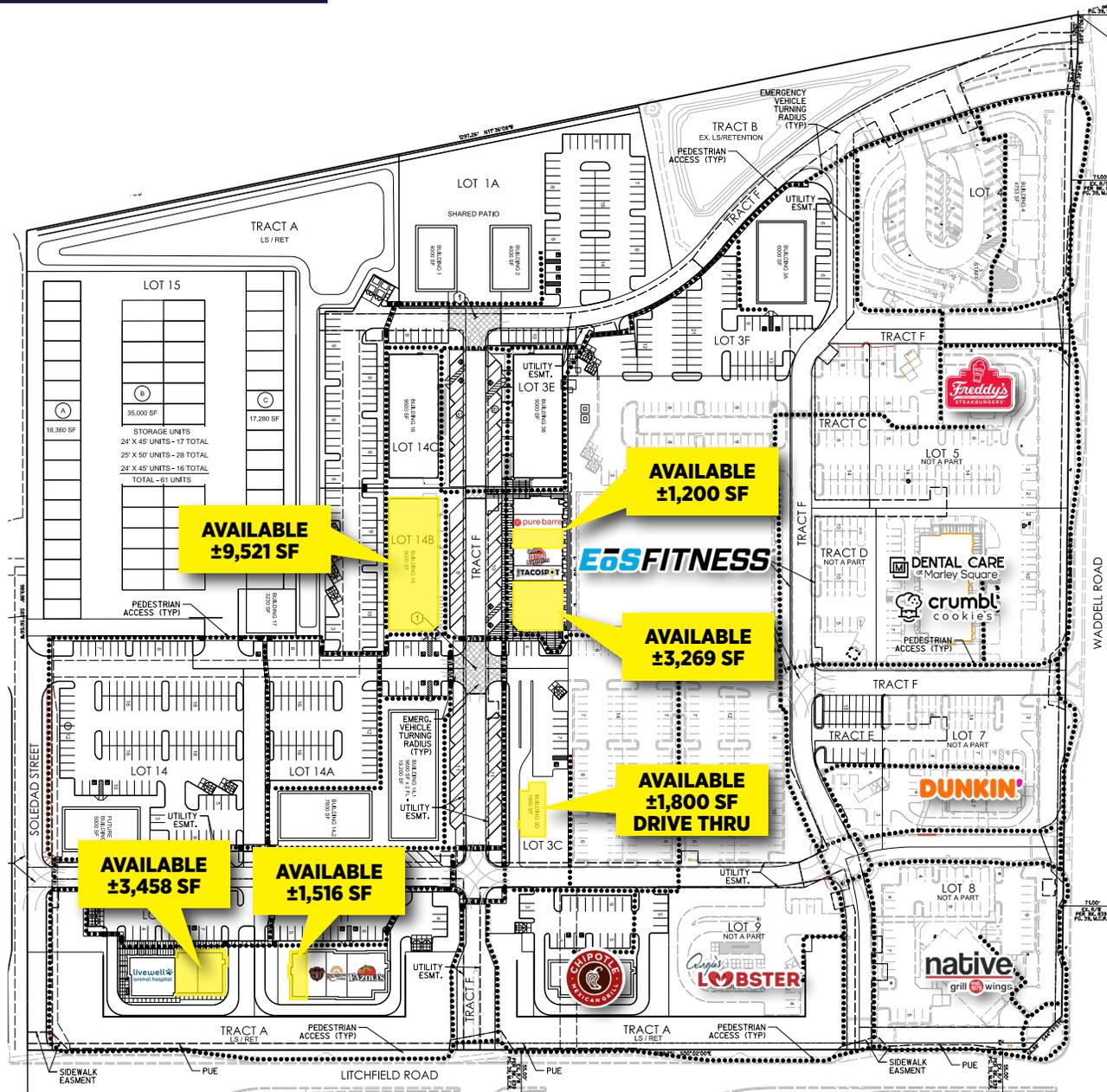
Building 11 Conceptual Demising Plan



Building 12 Conceptual Demising Plan



SITE PLAN



AREA OVERVIEW



PROPERTY RENDERINGS



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CONTACT INFORMATION

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