

PADs Available for GL, BTS or SALE!

NWC Ellsworth Rd & Empire Blvd | Queen Creek, AZ



**SUBJECT
PROPERTY**

17,380 VPD

34,529 VPD

**FUTURE
MIXED-USE
RETAIL

AUTO
DEALERSHIPS**

ELLSWORTH RD

EMPIRE BLVD

EARNHARDT QUEEN CREEK

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

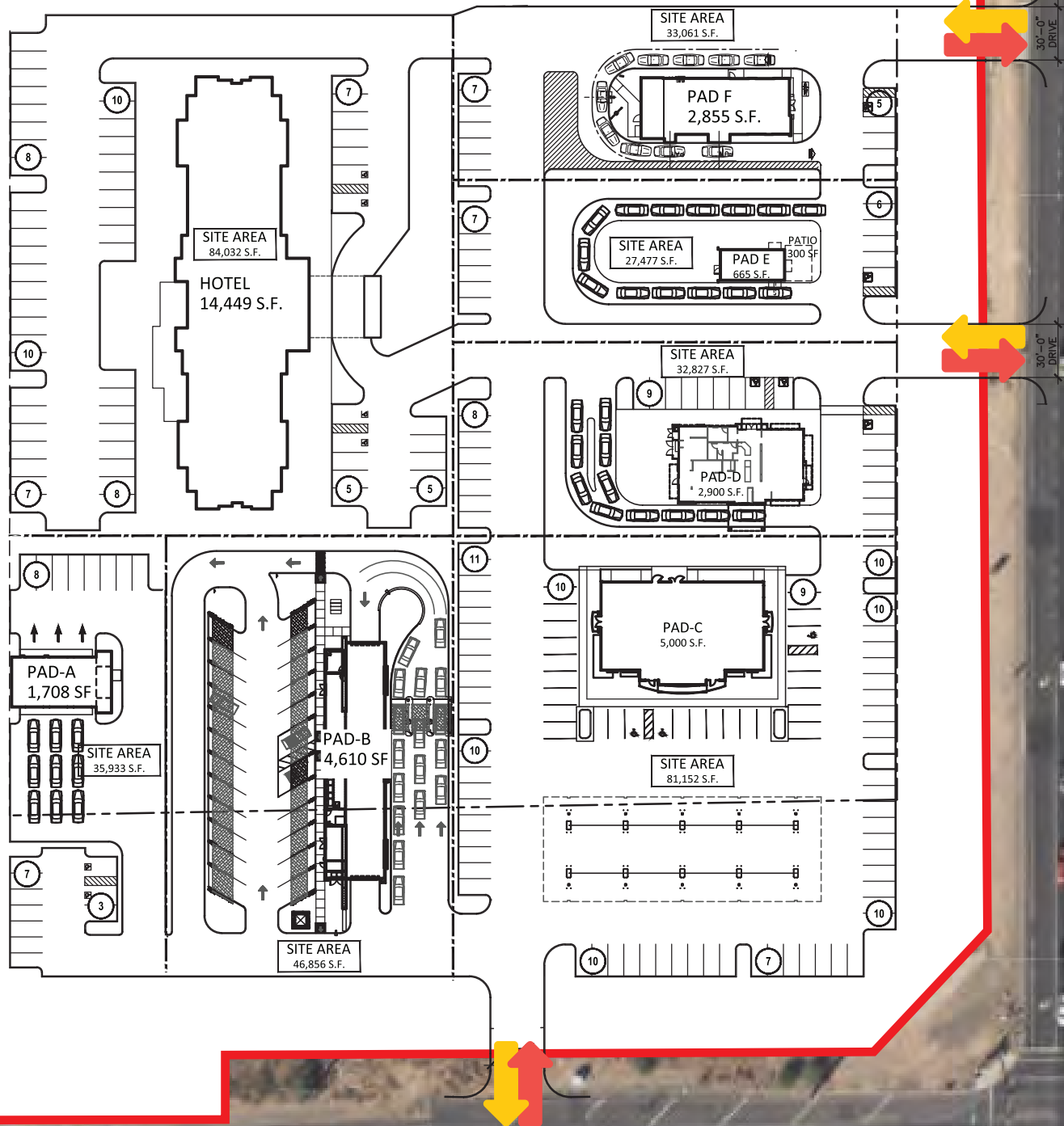
7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

AUSTIN PAYNE
Cell: 480.322.4264
austin.payne@dpcrc.com

BRANDON VASQUEZ
Cell: 480.620.4738
brandon.vasquez@dpcrc.com

MATT PERGOLA
Cell: 602.579.7655
matt@dpcrc.com

CONCEPTUAL SITE PLAN



34,529 VPD

SELLSWORTH ROAD

17,380 VPD

E EMPIRE BOULEVARD



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	3,502	46,517	133,023
ESTIMATED HOUSEHOLDS	1,111	14,347	42,113
AVERAGE HOUSEHOLD INCOME	\$182,369	\$146,963	\$154,771
MEDIAN AGE	40.3	36.2	36.8
DAYTIME POPULATION	1,396	15,680	48,668
TOTAL BUSINESSES	137	1,062	3,069



traffic counts: Empire Blvd | 17,380 VPD • Ellsworth Rd | 34,529 VPD

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property highlights

- Approximately one mile south of Fry's, EOS Fitness, Fat Cats and more!
- Median Home Value of \pm \$661,413 within a one-mile radius
- COUNTY ISLAND - proposed C-2 zoning
- \pm 52,000 VPD at the intersection (Source: CoStar)
- Gateway to Queen Creek & Hunt Highway
- Average HH Incomes of over \$182,000 within a one-mile radius

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