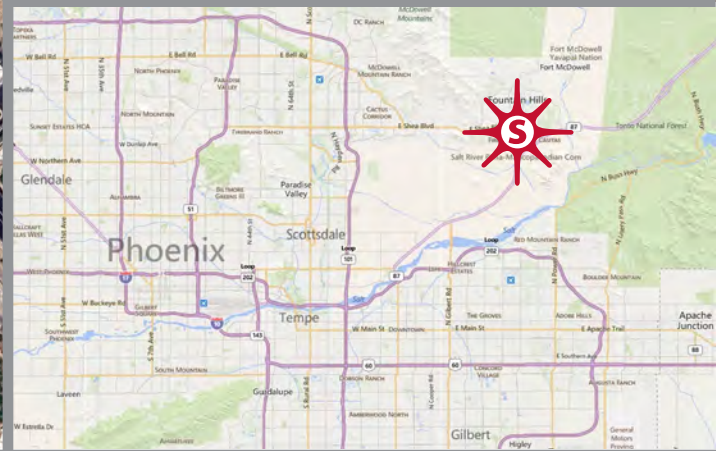


Four Peaks Plaza Outlot Bldg.

16845 E. Shea Blvd.
Fountain Hills, AZ 85268
Maricopa County



key features

- existing 6,333-sf divisible building can be redeveloped with drive-thru for ground lease or build-to-suit
- ±0.96-acre parcel available
- C-2 zoning permits drive-thru restaurants and refreshment stands as well as drive-thru window facilities
- daily traffic counts: 19,018 on Shea Blvd.; 10,744 on Saguaro Blvd.; and 24,668 on Beeline Hwy./State Road 87

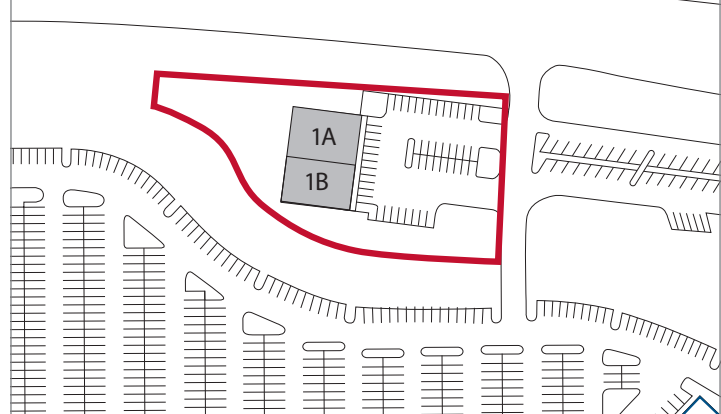
demographics

	1 miles	3 miles	5 miles
population	2,020	17,862	33,789
households	980	9,182	16,126
avg. household income	\$187,151	\$152,203	\$179,684
daytime population	2,229	13,965	24,998

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

available site ±0.96 acre

SHEA BLVD



UNIT	TENANT	DIMS.	S.F.
1A	AVAILABLE - DRIVE-THRU POSSIBLE	29.7 x 101	3,000
1B	AVAILABLE - DRIVE-THRU POSSIBLE	33 x 101	3,333

CURRENTLY TWO UNITS BUT CAN BE COMBINED/DIVIDED/REDEVELOPED

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