

# S/SEC HWY 347 & EDISON RD

MARICOPA, AZ



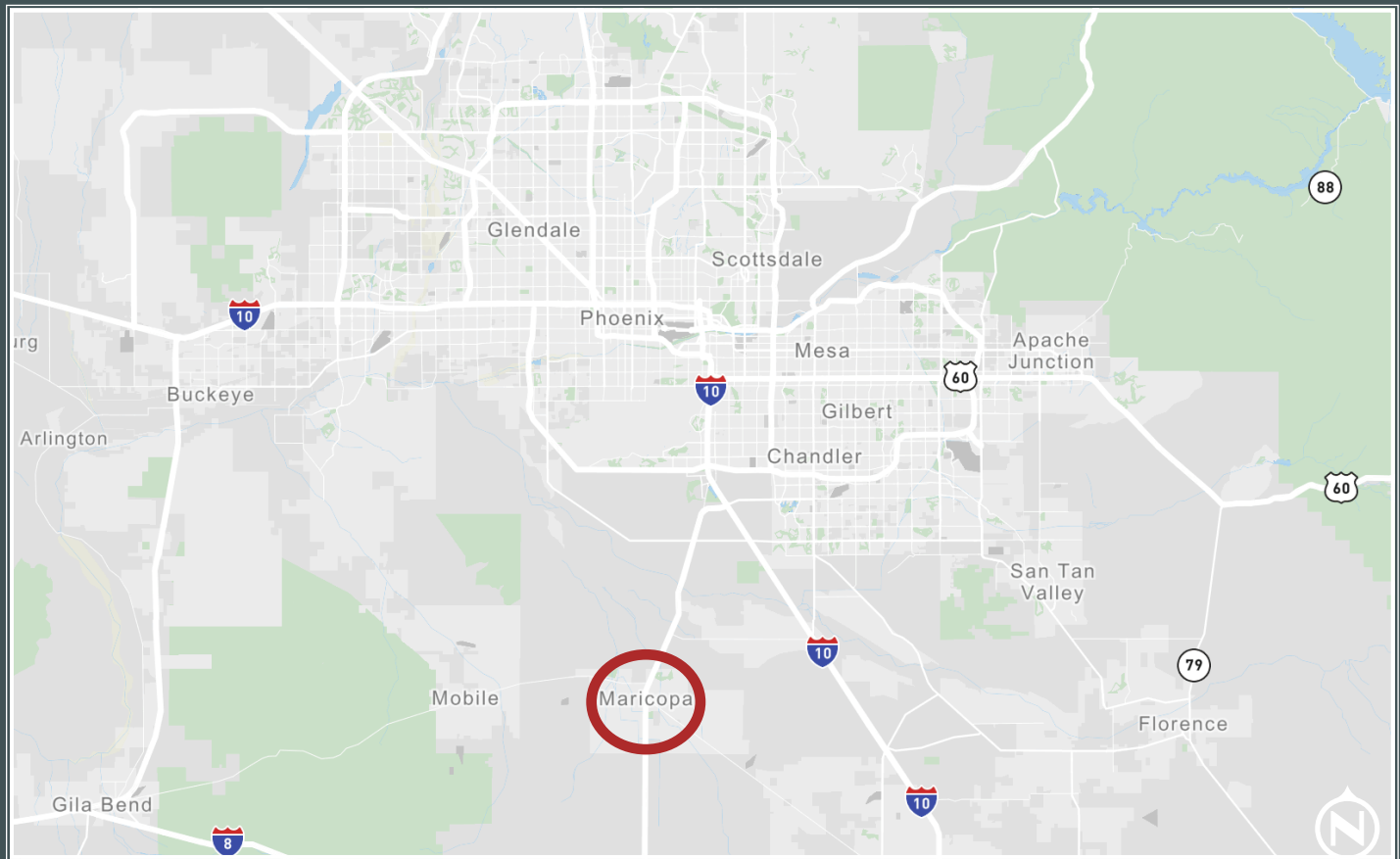
S/SEC HWY 347 & EDISON ST

Maricopa, AZ



# Property Highlights

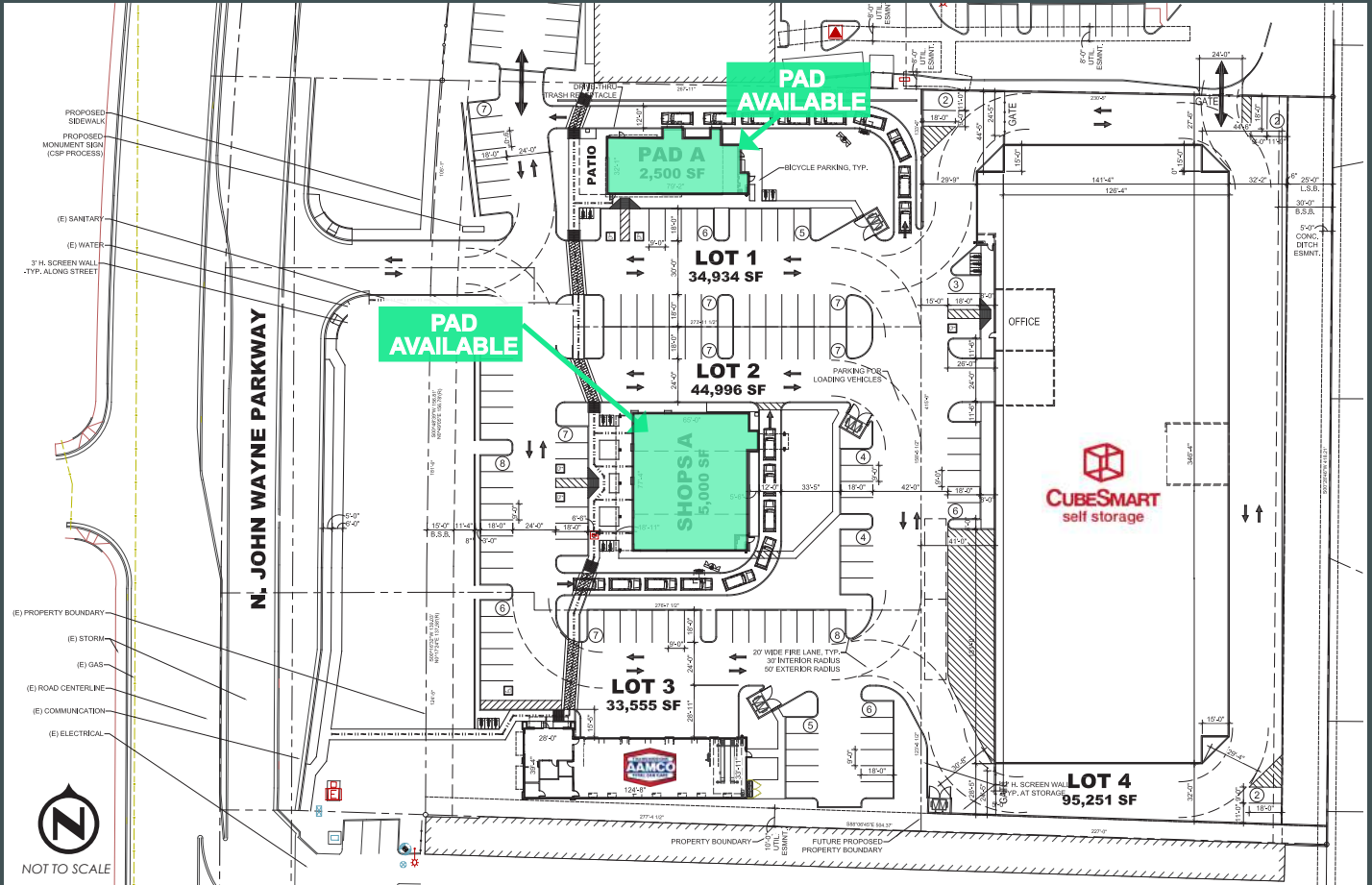
- + Cross access with shopping center to the north
- + Municipality: Maricopa, Arizona
- + Highway 347 Traffic Counts (Source: ADOT)
  - North: ±30,966 VPD
  - South: ±30,874 VPD
- + This site is strategically located within the primary commercial corridor in the City of Maricopa
- + Price: Call for pricing
- + 387 new businesses started in the Maricopa area within the last 3 years
- + The average household income in Maricopa is \$85,000; this is among the highest in the State of Arizona
- + Maricopa has one of the lowest crime rates in Metro Phoenix
- + Maricopa is located on a Union Pacific Railroad line.



NOT TO SCALE

Demographics	±1 Mile	±3 Miles	±5 Miles
2023 Population - Current Year Estimate	11,331	56,188	61,545
2028 Population - Five Year Projection	12,955	60,033	65,989
2023 Households - Current Year Estimate	3,637	18,608	20,277
2028 Households - Five Year Projection	4,147	19,882	21,729
2023 Average Household Income	\$107,993	\$105,339	\$104,994
2028 Average Household Income	\$122,322	\$119,326	\$119,023
2023 Businesses	317	493	538
2023 Employees	2,940	4,723	5,875

# Site Plan



## Contact Us

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