

Northwest Corner Porter Rd & Casa Grande Hwy • Maricopa, Arizona



DEMOGRAPHICS (Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2023)	7,811	54,304	65,310
Estimated Avg. Household Income (2023)	\$96,529	\$103,488	\$104,140
Average Household Size	3.1	3.0	3.0
Total Daytime Employees	565	4,724	5,497
Median Age	33.3	34.9	34.7

TRAFFIC COUNTS

Maricopa-Casa Grande Hwy <small>(Sites USA 2023)</small>	15,300 vpd
Porter Rd & Maricopa-Casa Grande Hwy <small>(Sites USA 2021)</small>	13,700 vpd
Alan Stephens Pkwy & Bowlin Rd <small>(CoStar 2022)</small>	6,102 vpd
Total Vehicles per Day	35,102 vpd



THE WELLS IN MARICOPA, AZ

Northwest Corner Porter Road & Casa Grande Highway | Maricopa, Arizona

PADS FOR LEASE



For further information, contact:

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PROJECT HIGHLIGHTS

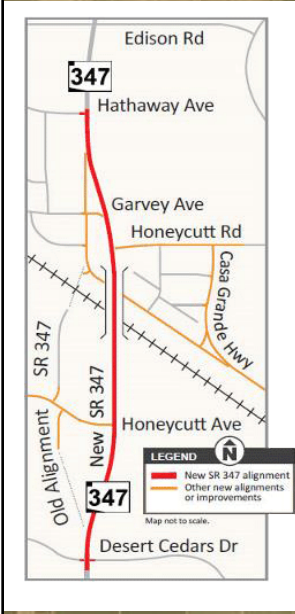
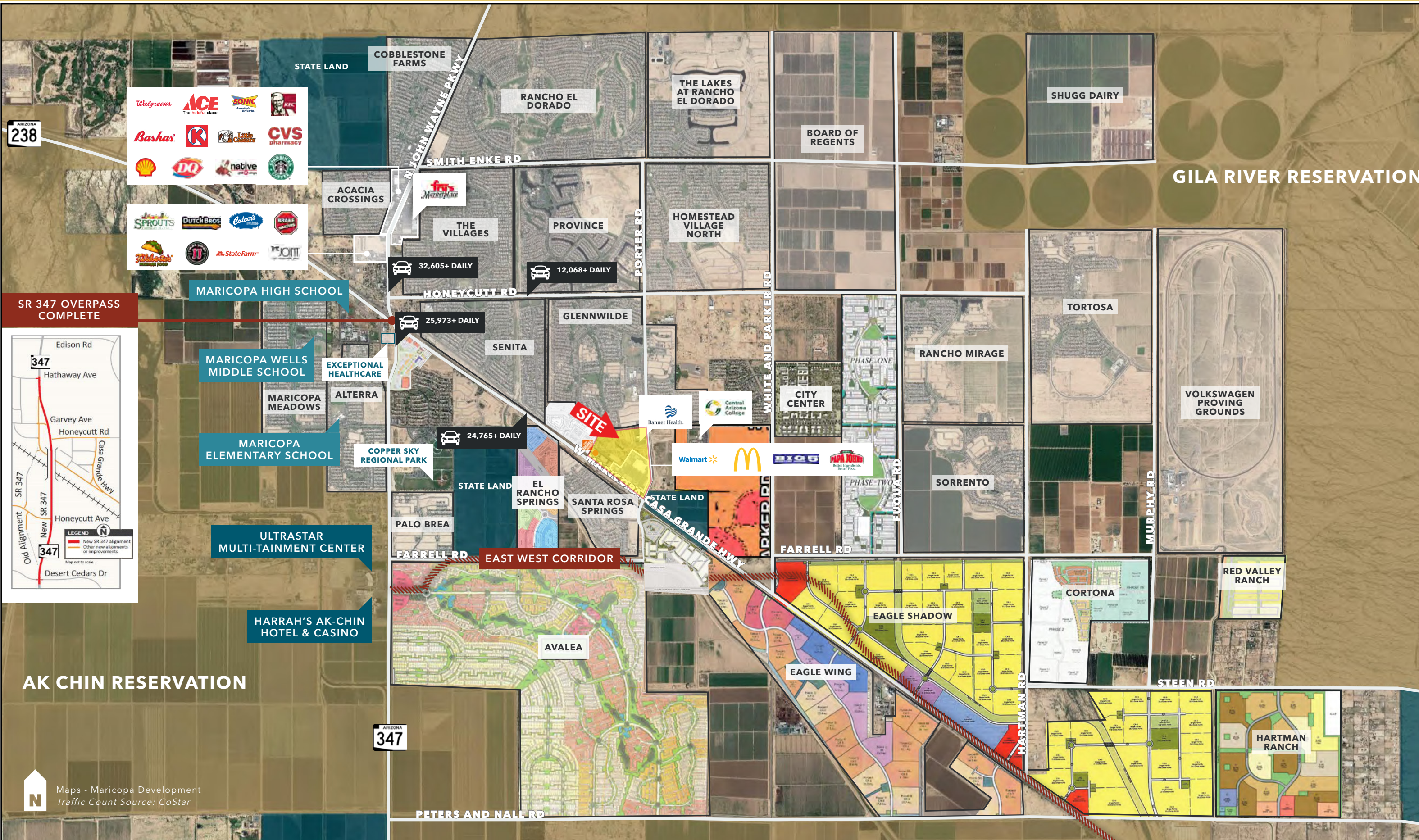
- 50 acre mixed-use project with PADS for lease
- Anchored by strong performing Walmart Supercenter
- Co-Anchors include: 14 acre multi-family project (300+ units), 5 acre (110 units), Charter School and 4+ acre (41,000 SF Banner Health Center)
- Average Household income within 1-mile \$96,529
- Current population over 65,000 within 5-miles
- Minutes from City Hall and all future growth Eastward for Maricopa
- Median Home Price is over \$300k
- Within a 5-7 minute drive from any location in Maricopa, less than 5-minutes from Maricopa High School with more than 1,500 students

DE RITO PARTNERS, INC

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Maps - Maricopa Development
Traffic Count Source: CoStar

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LOT	STATUS	ACRES
1	LEASED	± 1.17
2	AVAILABLE	± 0.67
A	IN ESCROW	± 1.40
B	IN ESCROW	± 2.30
C	AVAILABLE	± 0.75
D	LEASED	± 0.62
E	AVAILABLE	± 1.50
16	AVAILABLE	± 7.00

LAST FRONTAGE PAD AVAILABLE!
 LARGE PADS AVAILABLE FOR RETAIL / MIXED USE DEVELOPMENT

* On-site & off-site infrastructure complete
 * Utilities provided to ALL pads

100% LEASED

 PAD 11 - NOT A PART

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