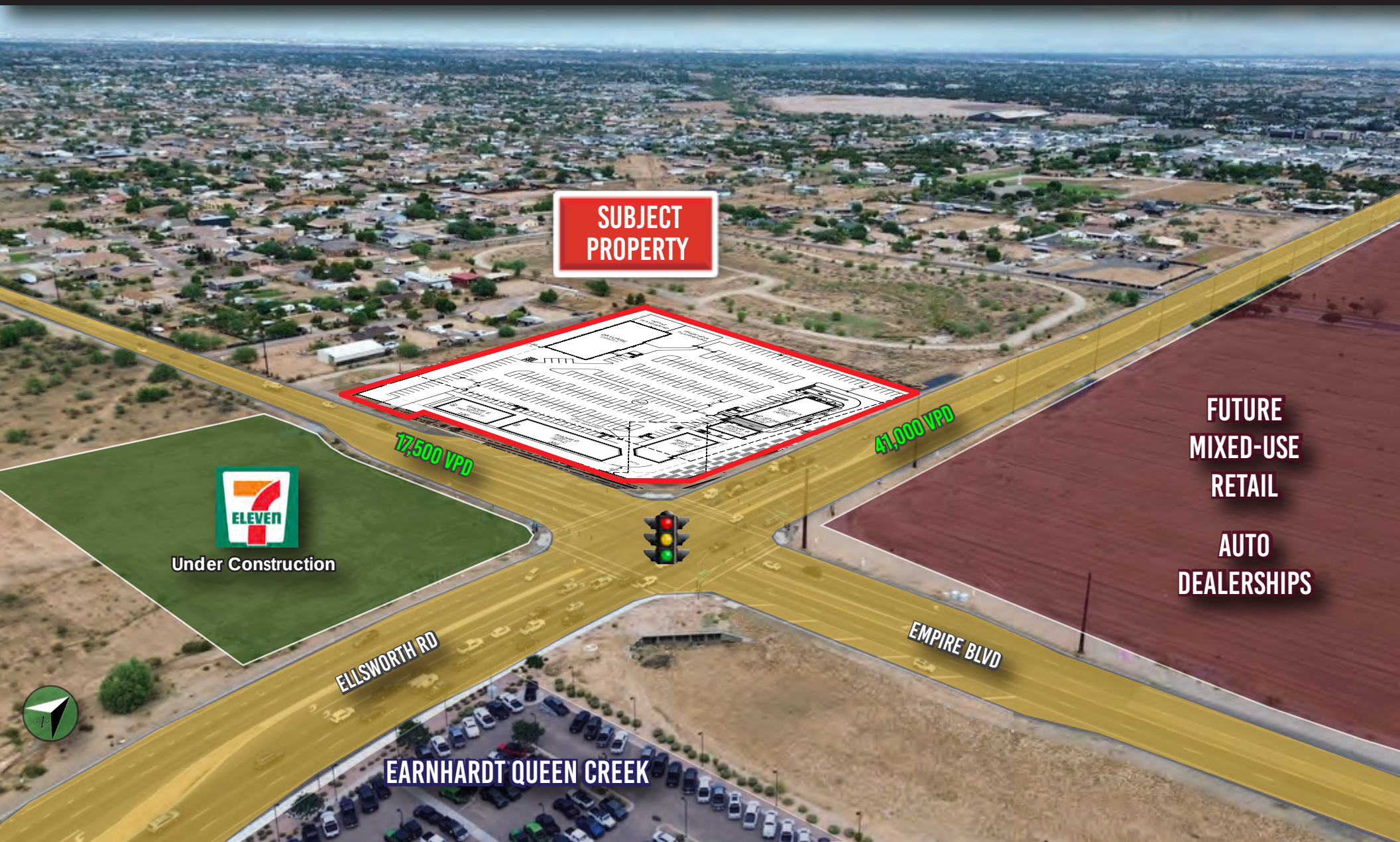


QUEEN CREEK SHOP SPACE AVAILABLE FOR LEASE

NWC Ellsworth Rd & Empire Blvd | Queen Creek, AZ



Exclusively Listed By:

D **DIVERSIFIED**
PARTNERS

Nationwide Real Estate Services

AUSTIN PAYNE | Cell: 480.322.4264 | austin.payne@dpcr.com

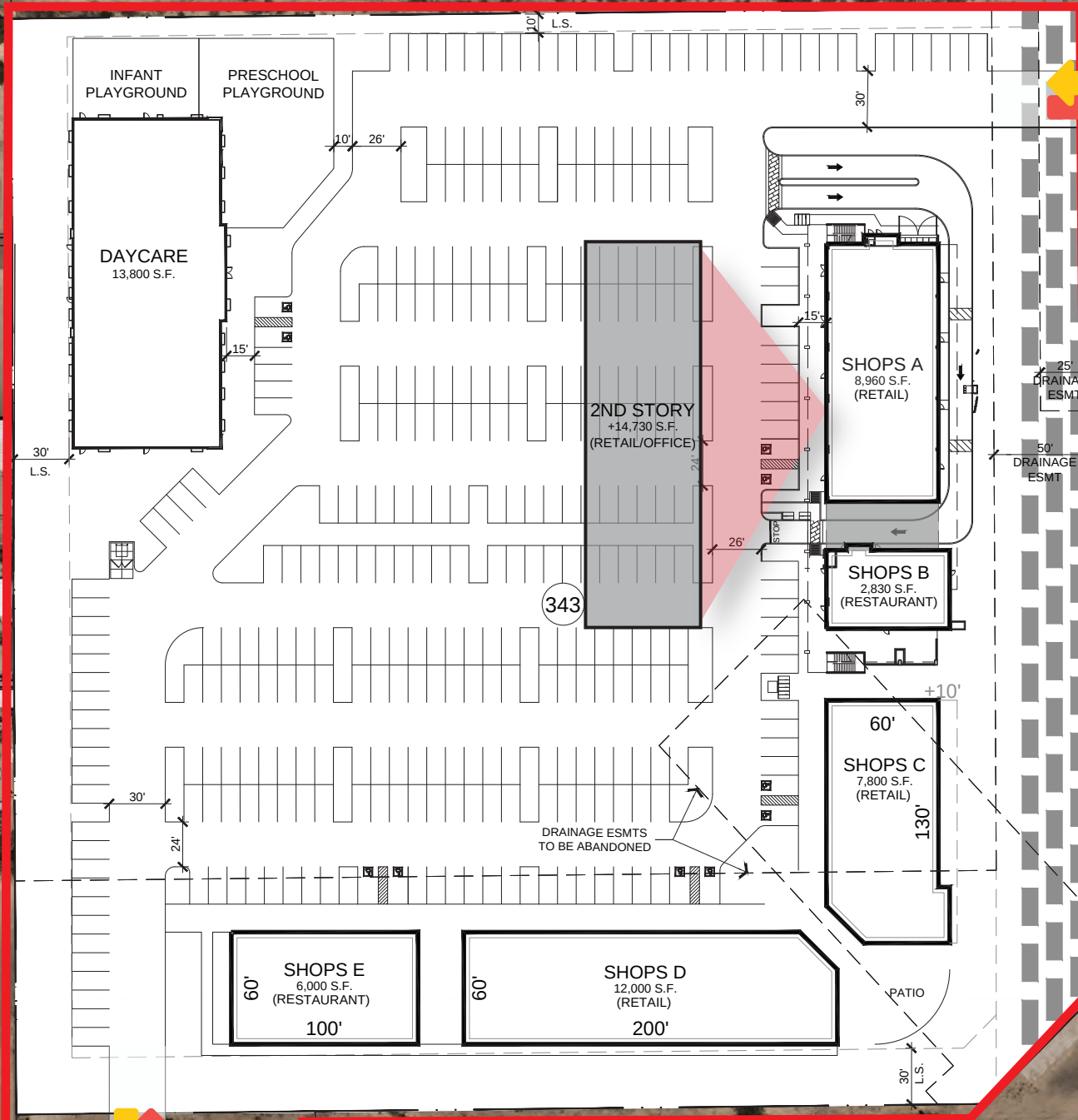
BRANDON VASQUEZ | Cell: 480.620.4738 | brandon.vasquez@dpcr.com

MATT PERGOLA | Cell: 602.579.7655 | matt@dpcr.com

Professionally
Developed By:



CONCEPTUAL SITE PLAN



FULL ACCESS
INGRESS/EGRESS

41,000 VPD

SELLSWORTH ROAD

FULL ACCESS
INGRESS/EGRESS



17,500 VPD

E EMPIRE BOULEVARD



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7339 E. McDonald Dr
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demographics 2026

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	3,810	52,426	146,990
ESTIMATED HOUSEHOLDS	1,250	16,364	47,285
AVERAGE HOUSEHOLD INCOME	\$196,901	\$159,778	\$169,766
MEDIAN AGE	40.0	36.8	37.3
DAYTIME POPULATION	1,548	18,730	56,454
TOTAL BUSINESSES	136	1,088	3,144



traffic counts: Empire Blvd | 17,500 VPD • Ellsworth Rd | 41,000 VPD

Contact:

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property highlights

- ±7.7 acre mixed-use development with first floor retail and second-story office/medical office available
- One drive thru available for lease
- Big traffic counts at the intersection (over 50,000 VPD)
- Some of the highest incomes in the southeast valley
- Estimated delivery Q4 of 2028

NWC Ellsworth Rd & Empire Blvd | Queen Creek, AZ

