

EDISON POINTE

44460 W. Edison Road, Maricopa, AZ 85138

1,237 SF Retail Space Available



GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

- Last Suite Available: 1,237 SF
- Lease Rate: \$36.00 PSF + \$7.50 NNN
- Great foot traffic is busy development
- Over 24,000 vehicles per day on John Wayne Parkway and 21,000 vehicles per day on Edison Road

ANCHORED BY



TRAFFIC COUNTS

John Wayne Pkwy: 24,038 VPD

Edison Rd: 21,685 VPD



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SITE PLAN

SUITE	TENANT	SF
140	Nektar	--
135	My Dr. Now	--
130	Silk Press Xpress	--
120	GNC	--
110	AVAILABLE	1,237
105	RSV	--
100	M. Copa Mattress & Furniture	--



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AERIAL MAP

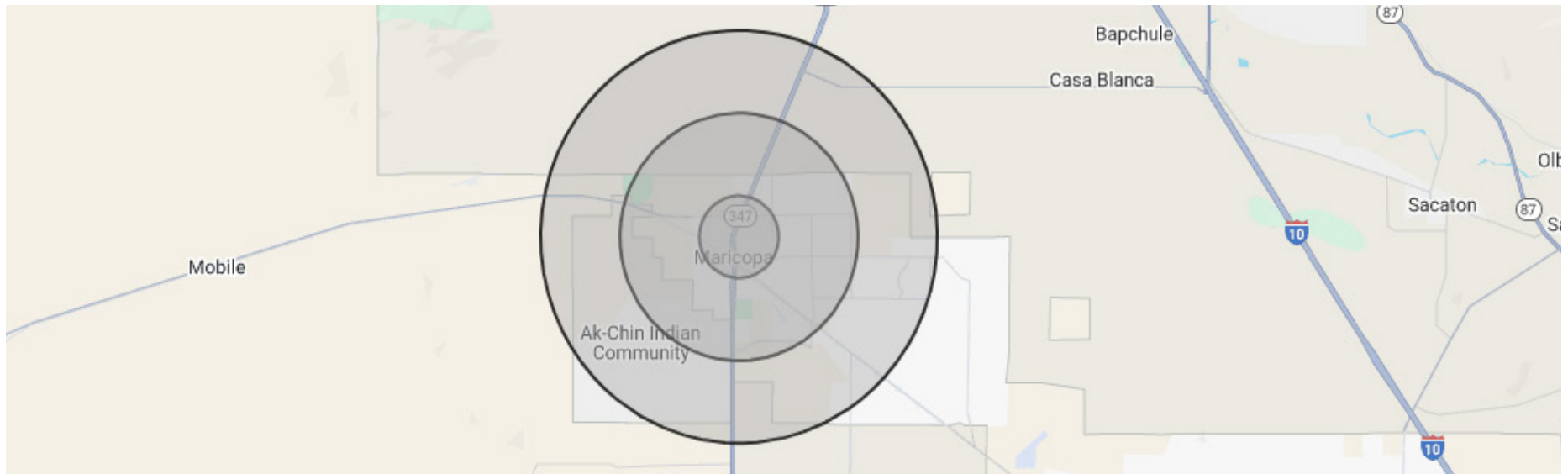


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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	16,372	73,585	79,885
Current Year	13,062	58,253	63,235
2020 Population	12,404	51,141	55,474
Growth Current Year - 2029	5.1%	5.3%	5.3%
Growth 2020 - Current Year	1.3%	3.5%	3.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	5,156	24,150	26,073
Current Year	4,126	19,138	20,661
2020 Population	3,922	16,746	18,076
Growth Current Year - 2029	5.0%	5.2%	5.2%
Growth 2020-Current Year	0.8%	2.6%	2.7%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$105,808	\$102,254	\$101,282
Median Household Income	\$98,204	\$91,049	\$90,138

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