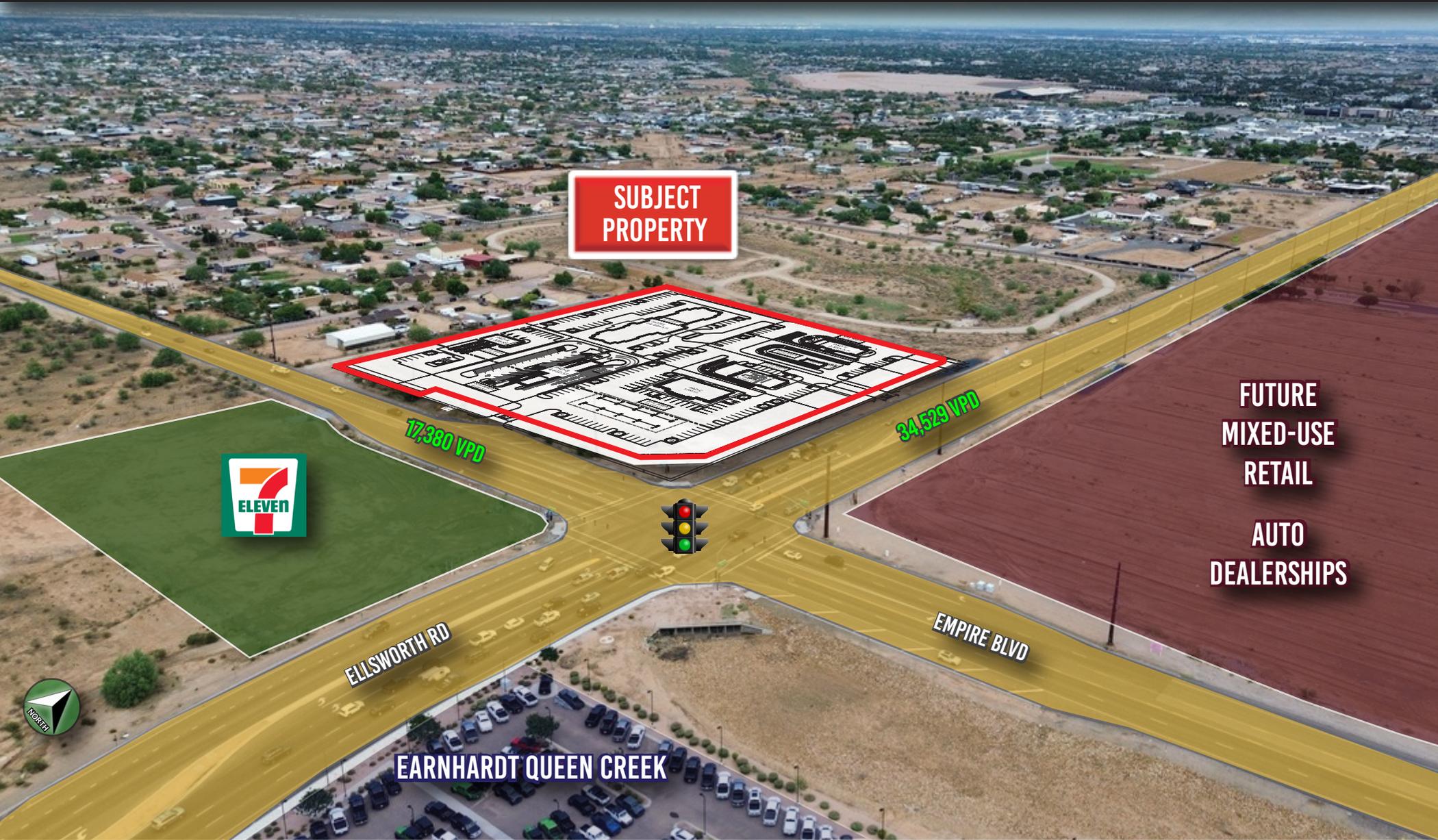


PADs Available for GL, BTS or SALE!

NWC Ellsworth Rd & Empire Blvd | Queen Creek, AZ



**SUBJECT
PROPERTY**



17,380 VPD

34,529 VPD

**FUTURE
MIXED-USE
RETAIL

AUTO
DEALERSHIPS**

ELLSWORTH RD

EMPIRE BLVD

EARNHARDT QUEEN CREEK

D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

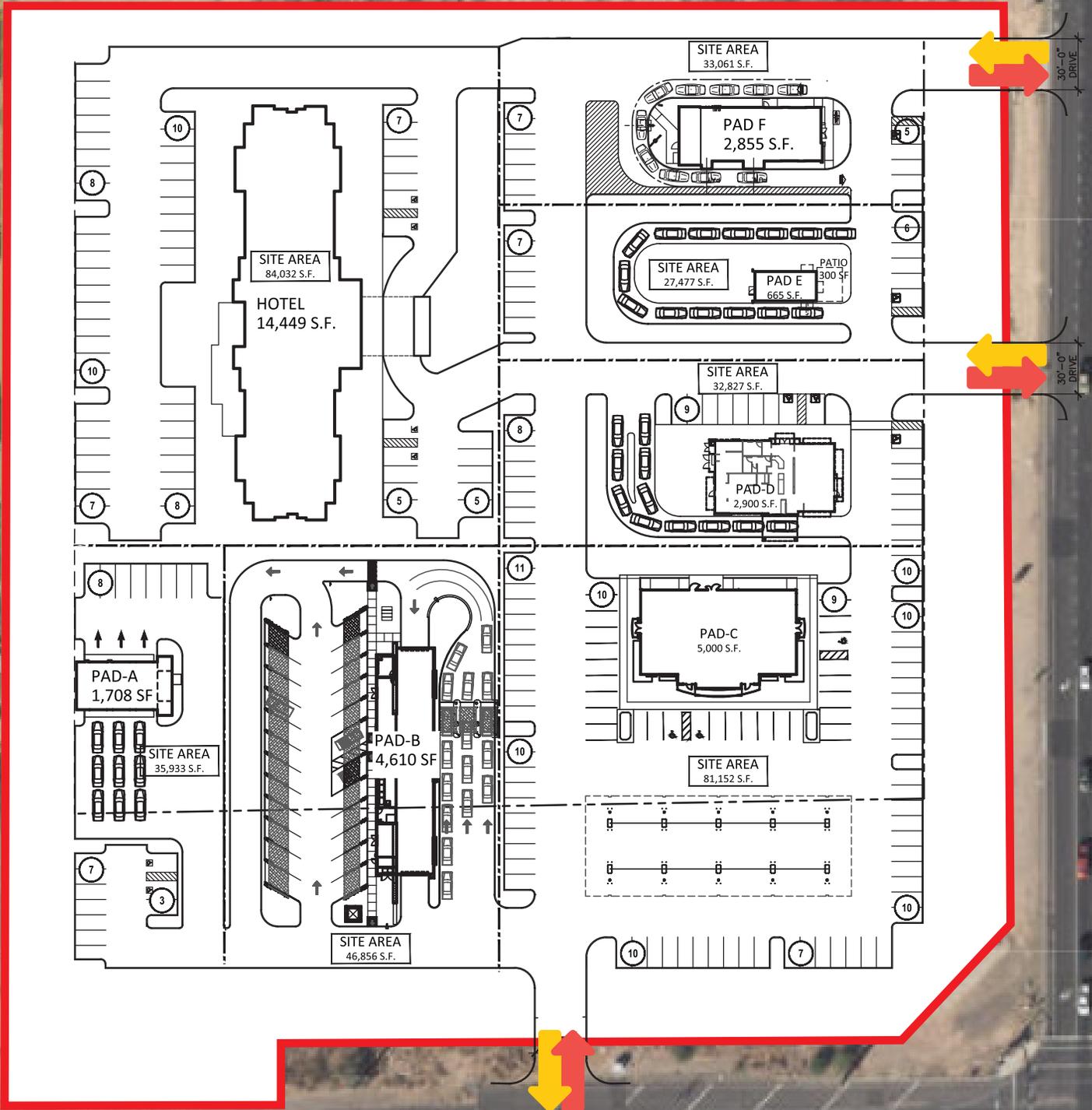
7339 E. McDonald Dr
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CONCEPTUAL SITE PLAN



91-056Z

91-056X

91-056W

17,380 VPD

E EMPIRE BOULEVARD

34,529 VPD

S ELLSWORTH ROAD



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Queen Creek, AZ

demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	3,502	46,517	133,023
ESTIMATED HOUSEHOLDS	1,111	14,347	42,113
AVERAGE HOUSEHOLD INCOME	\$182,369	\$146,963	\$154,771
MEDIAN AGE	40.3	36.2	36.8
DAYTIME POPULATION	1,396	15,680	48,668
TOTAL BUSINESSES	137	1,062	3,069



traffic counts: Empire Blvd | 17,380 VPD ● Ellsworth Rd | 34,529 VPD

Contact:

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property highlights

- Approximately one mile south of Fry's, EOS Fitness, Fat Cats and more!
- Median Home Value of ± \$661,413 within a one-mile radius
- COUNTY ISLAND - proposed C-2 zoning
- ± 52,000 VPD at the intersection (Source: CoStar)
- Gateway to Queen Creek & Hunt Highway
- Average HH Incomes of over \$182,000 within a one-mile radius

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

