

AVAILABLE: 3.5 AC FOR SALE, GROUND LEASE OR BTS



PROPERTY HIGHLIGHTS

- Located just minutes from the heart of downtown Surprise which sees 700,000 + visitors, fans, and participants annually at a host of events at Surprise Stadium and Surprise Tennis & Racquet Complex
- Surprise, Arizona has experienced significant population growth since 2020, increasing by approximately 16% to 167,537 in 2025
- More than 5 million square feet of industrial space is currently under construction or in the planning stages within the immediate trade area, projected to create over 4,000 new jobs within the next three years.



AVERAGE HH INCOME

\$131,760 (3 mile radius)



POPULATION

104,027 (3 mile radius)



DAYTIME EMPLOYMENT

78,187 (3 mile radius)



TRAFFIC COUNTS

17,725 VPD on N Litchfield Rd & 21,021 VPD on W Waddell Rd

* Demographics ©ESRI 2025



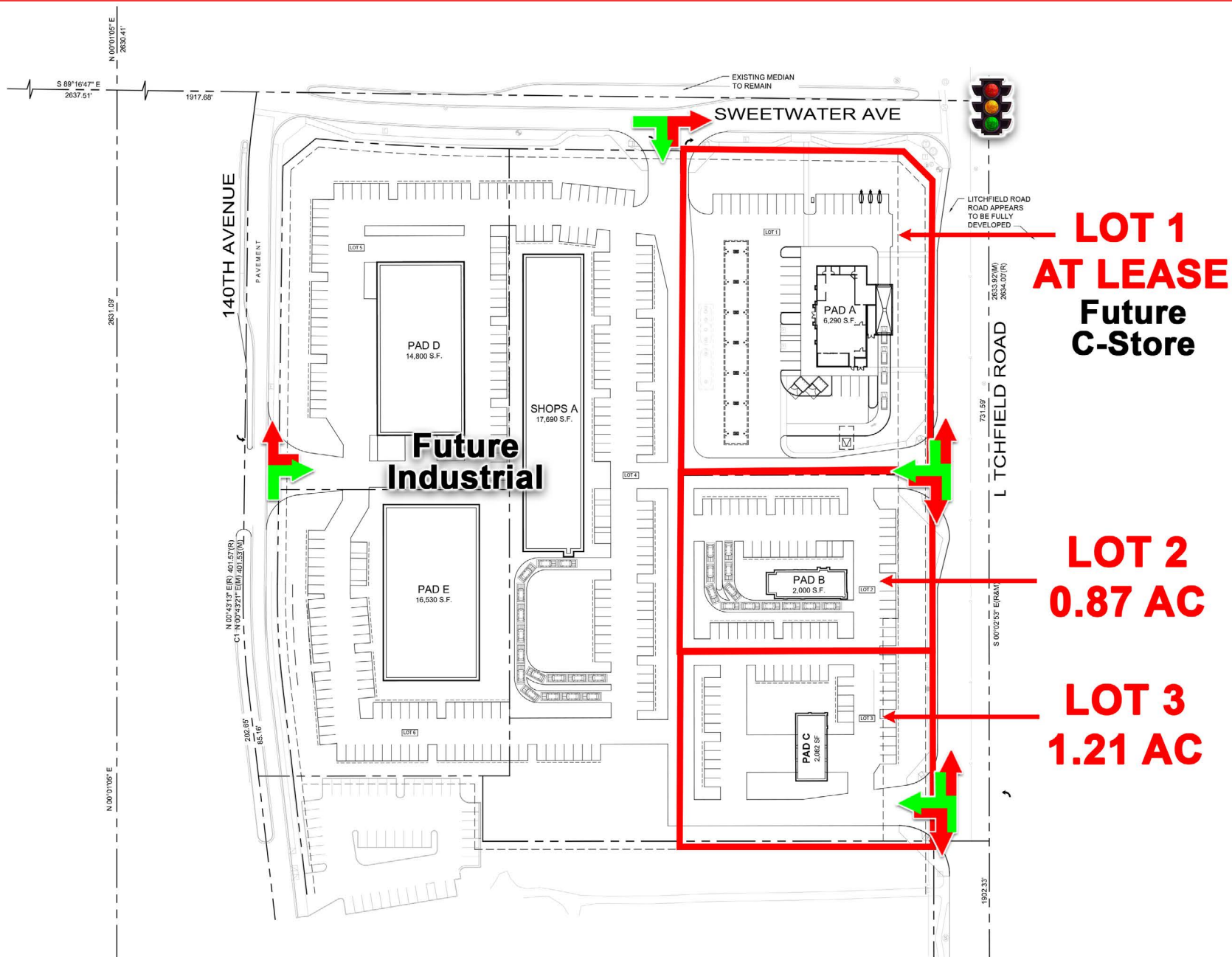
Nationwide Real Estate Services

For more information please contact:

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Legacy Traditional
School - Surprise



secure space
SELF STORAGE

SITE

Future
Industrial

Future
C-Store
at Lease

N Litchfield Rd

Sweetwater Ave

17,225 VPD (24)

Sweetwater Ave

Cactus Commerce Center
2 Million SF of
Planned Industrial



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,011	97,001	182,733
2020 Total Population	15,360	110,989	206,796
2020 Group Quarters	125	1,129	2,225
2025 Total Population	16,530	115,845	218,056
2025 Group Quarters	140	1,250	2,465
2030 Total Population	16,580	119,003	229,693
2025-2030 Annual Rate	0.06%	0.54%	1.05%
2025 Total Daytime Population	11,715	89,898	193,551
Workers	3,346	29,671	63,549
Residents	8,369	60,227	130,002
Household Summary			
2010 Households	4,042	32,935	74,407
2010 Average Household Size	3.21	2.94	2.44
2020 Total Households	4,871	37,523	82,917
2020 Average Household Size	3.13	2.93	2.47
2025 Households	5,400	39,852	88,103
2025 Average Household Size	3.04	2.88	2.45
2030 Households	5,475	41,344	92,963
2030 Average Household Size	3.00	2.85	2.44
2025-2030 Annual Rate	0.28%	0.74%	1.08%
2010 Families	3,276	24,483	49,983
2010 Average Family Size	3.53	3.39	2.97
2025 Families	4,191	28,630	57,478
2025 Average Family Size	3.38	3.33	3.00
2030 Families	4,243	29,571	60,825
2030 Average Family Size	3.34	3.30	2.98
2025-2030 Annual Rate	0.25%	0.65%	1.14%
Housing Unit Summary			
2020 Housing Units	5,239	41,055	93,930
Owner Occupied Housing Units	65.3%	63.5%	67.2%
Renter Occupied Housing Units	27.7%	27.9%	21.0%
Vacant Housing Units	7.7%	8.8%	11.6%
2025 Housing Units	5,876	43,781	100,000
Owner Occupied Housing Units	68.6%	65.4%	68.9%
Renter Occupied Housing Units	23.3%	25.6%	19.2%
Vacant Housing Units	8.1%	9.0%	11.9%
2030 Housing Units	5,967	45,388	105,678
Owner Occupied Housing Units	71.4%	66.6%	70.1%
Renter Occupied Housing Units	20.4%	24.5%	17.9%
Vacant Housing Units	8.2%	8.9%	12.0%
2025 Households by Income			
Household Income Base	5,400	39,852	88,103
<\$15,000	2.2%	5.5%	6.5%
\$15,000 - \$24,999	1.6%	4.0%	4.7%
\$25,000 - \$34,999	3.6%	4.7%	6.1%
\$35,000 - \$49,999	7.3%	9.1%	10.5%
\$50,000 - \$74,999	19.0%	17.6%	18.5%
\$75,000 - \$99,999	14.9%	15.6%	15.1%
\$100,000 - \$149,999	27.1%	22.4%	20.2%
\$150,000 - \$199,999	13.3%	11.5%	9.5%
\$200,000+	11.0%	9.6%	8.9%
Average Household Income	\$119,632	\$107,448	\$101,472



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