

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
<b>Total Vehicles per Day</b>	<b>35,102 vpd</b>



# THE WELLS IN MARICOPA, AZ

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

**PADS FOR LEASE / FOR SALE**



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**PROJECT HIGHLIGHTS**

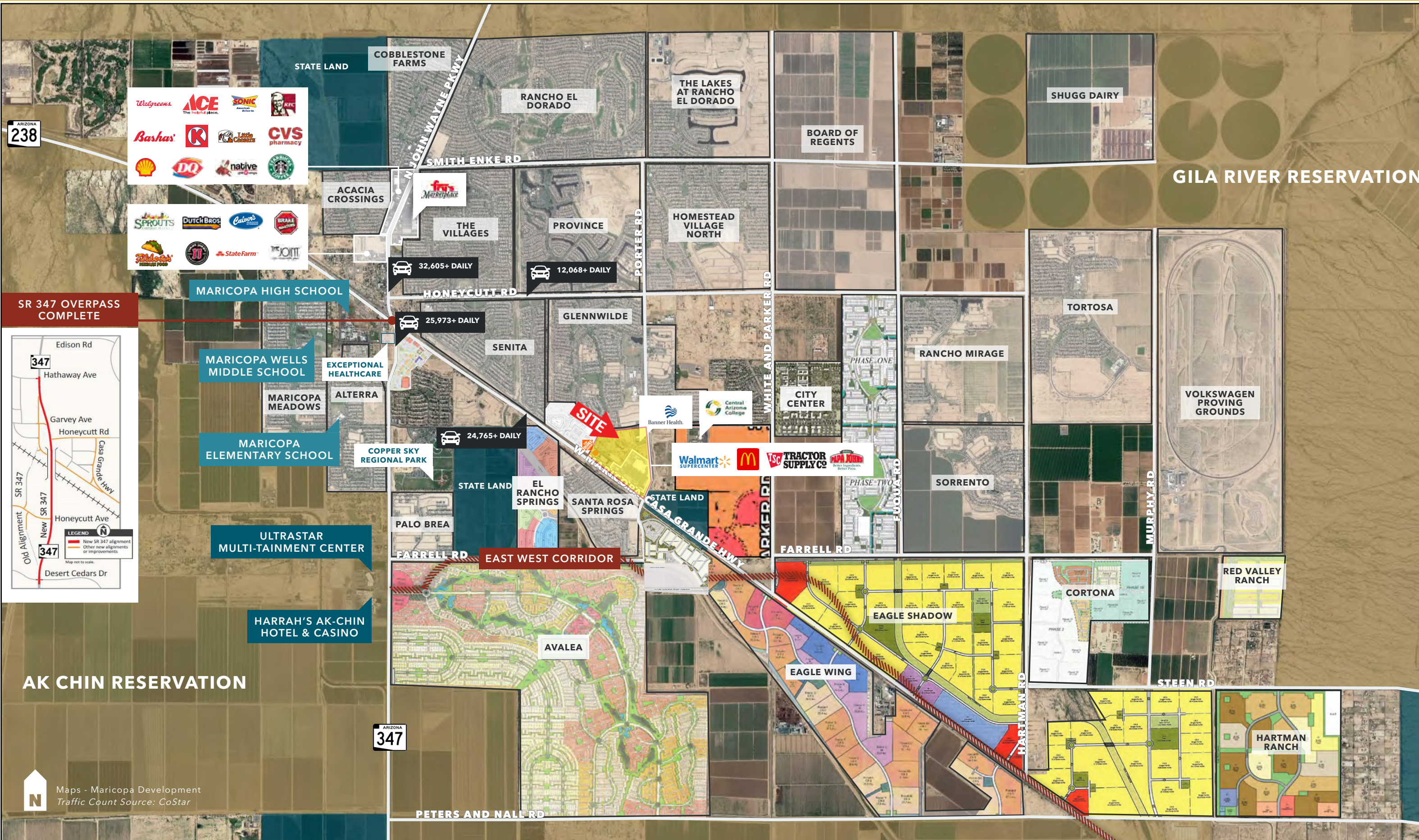
- 50 acre mixed-use project with PADS for lease
- Anchored by strong performing Walmart Supercenter
- Co-Anchors include: 14 acre multi-family project (300+ units), 5 acre (110 units), Charter School and 4+ acre (41,000 SF Banner Health Center)
- Average Household income within 1-mile \$96,529
- Current 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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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

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LOT	STATUS	ACRES
A	AVAILABLE	± 1.40
B	IN ESCROW	± 2.30
C	AVAILABLE	± 0.75
E	AVAILABLE	± 1.50
16	AVAILABLE	± 7.00

FOR SALE / FOR LEASE

LARGE PADS AVAILABLE FOR RETAIL / MIXED USE DEVELOPMENT

\* On-site & off-site infrastructure complete