

FULLY ENTITLED DRIVE THRU PAD AVAILABLE!

ARIZONA 24

FULL ACCESS

IRONWOOD CROSSING 2,147 UNITS

MATTAMY HOMES ± 2,000 UNITS

Church of Jesus Christ of Latter-Day Saints (Not Built)

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL A Reggio Emilia School

AutoZone 7,376 SF

CIRCLE K

FULLY ENTITLED DRIVE THRU PAD AVAILABLE

21,188 CPD

Ocotillo Rd

Meridian Rd



NEW QUEEN CREEK PAD & DRIVE THRU AVAILABLE

NWC Ocotillo Rd & Meridian Rd
Queen Creek, Arizona



Developed by:



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NEW QUEEN CREEK PAD AVAILABLE

IRONWOOD CROSSING
2,147 UNITS

FULLY ENTITLED DRIVE THRU PAD AVAILABLE!



FULLY ENTITLED DRIVE THRU PAD AVAILABLE

Property Highlights

- ± 5.39 Acres zoned C-2
- Surrounded by new home master planned communities
- Over 30,000+ cars per day in front of the site
- Full interchange access off of Hwy 24, which is less than 4 miles to the North
- Less than 1 mile from Safeway and LA Fitness on Ironwood and Ocotillo

Traffic Counts

Meridian Rd	10,270 CPD
Ocotillo Rd	21,188 CPD
Total	31,458 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	10,742	64,682	132,611
Estimated Households	3,353	20,479	42,271
Avg Household Income	\$174,428	\$143,054	\$144,947
Daytime Population	284	5,873	13,564

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN

LITTLE SUNSHINE'S
**PLAYHOUSE
& PRESCHOOL**
A Reggio Emilia School

CIRCLE K

FUEL PUMPS

AutoZone

AVAILABLE

RESTAURANT PAD

FULLY
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DRIVE THRU
PAD
AVAILABLE!

MERIDIAN ROAD

OCOTILLO ROAD



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FULLY ENTITLED DRIVE THRU PAD AVAILABLE!

Taylor Morrison
55+ Up Community

Meridian
2,611 Units

Ocotillo Rd

21,188 CPD



FULL ENTITLED DRIVE THRU PAD AVAILABLE



Church of Jesus Christ
of Latter-Day Saints
(Not Built)

Meridian Rd



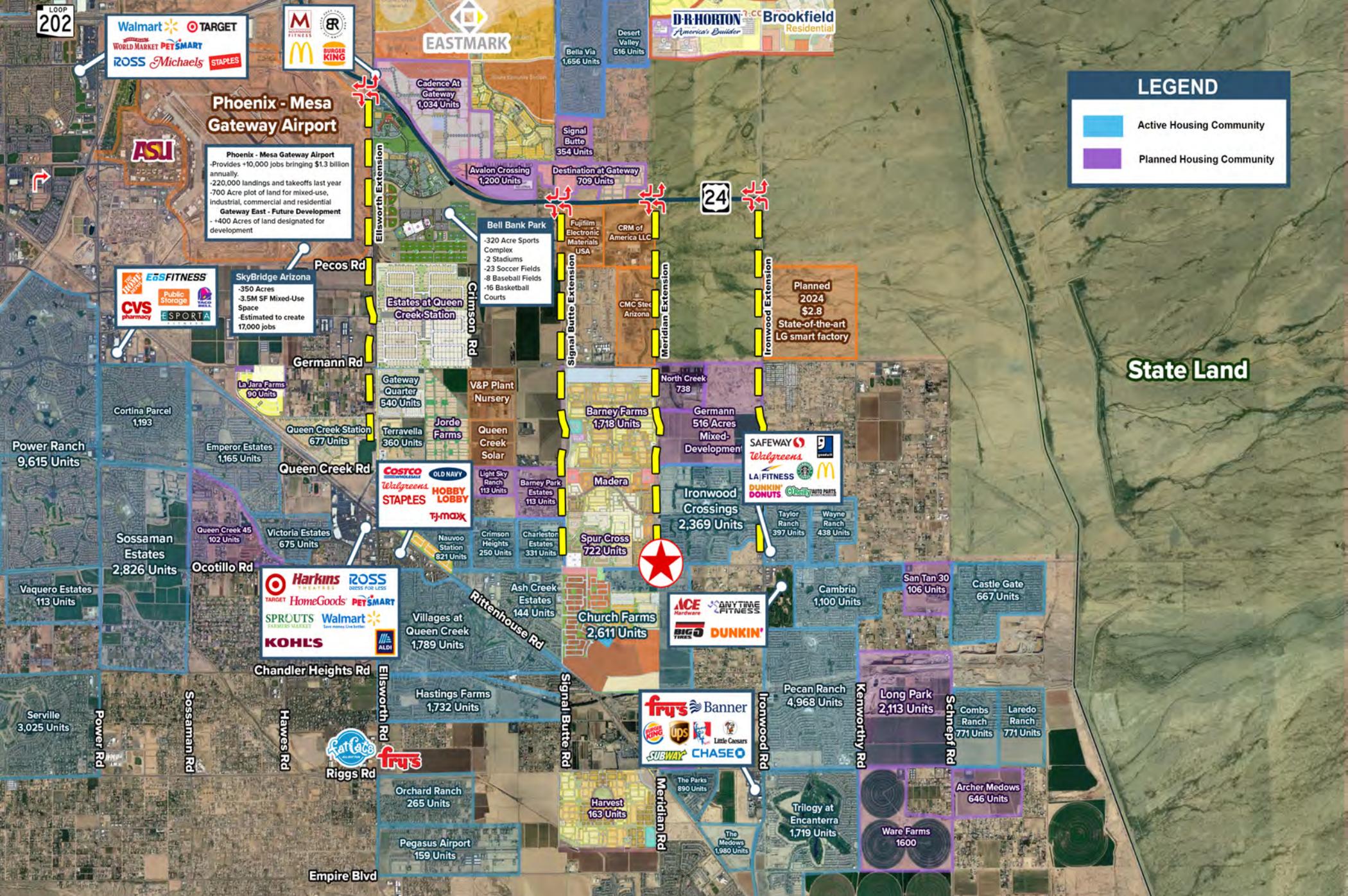
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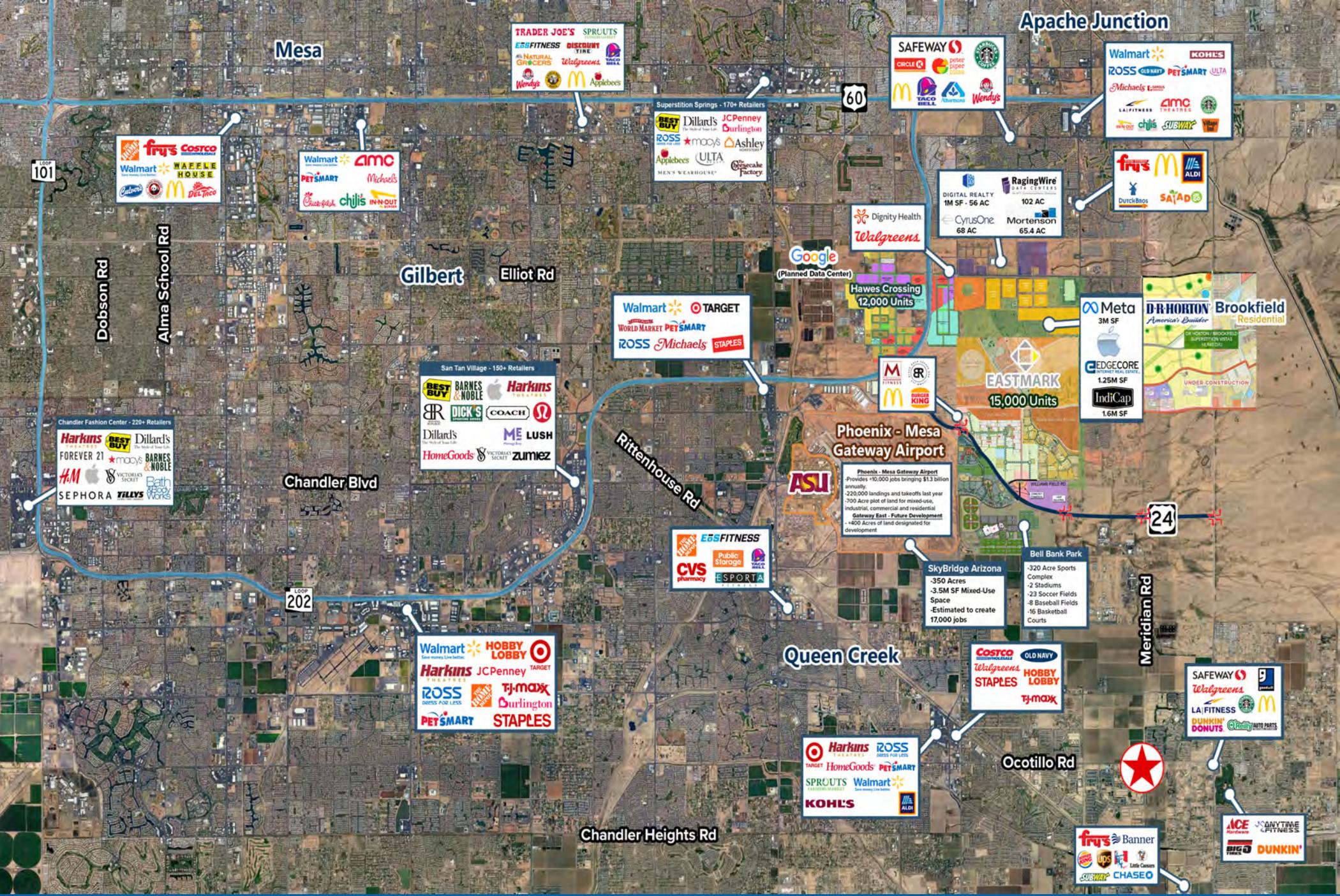
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	10,742	64,682	132,611
	2026 TOTAL HOUSEHOLDS	3,353	20,479	42,271
	MEDIAN HOUSEHOLD INCOME	\$135,683	\$114,218	\$114,144
	2026 MEDIAN HOME VALUE	\$497,784	\$467,801	\$479,018
	2026 TOTAL EMPLOYEES	284	5,873	13,564
	2026 TOTAL BUSINESSES	85	1,197	2,422

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