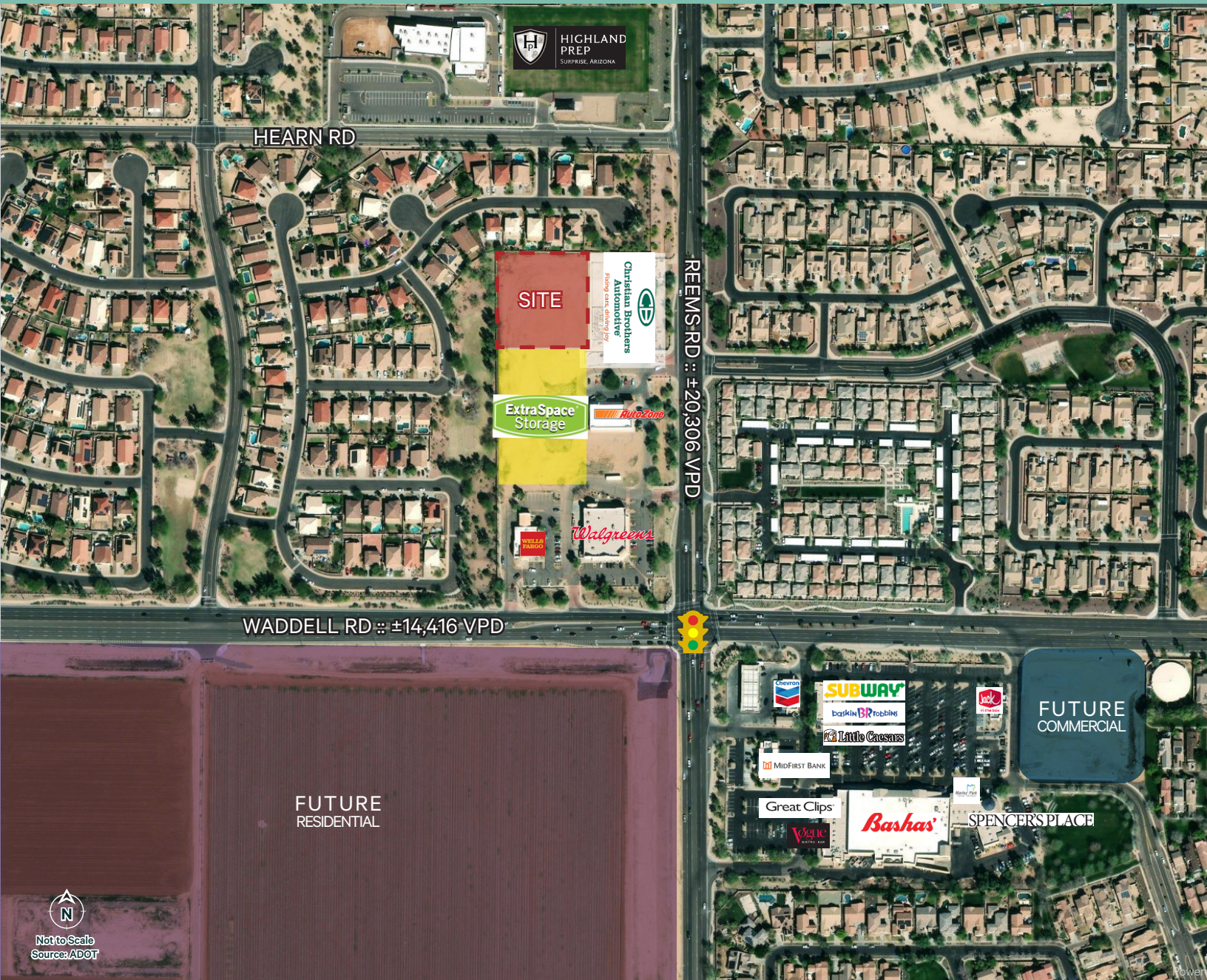


N/NWC Waddell Rd & Reems Rd

Surprise, AZ

±1.51 Acres in Back



HIGHLAND
PREP
SURPRISE, ARIZONA

HEARN RD

SITE

ExtraSpace
Storage

AutoZone

Walgreens

WADDELL RD :: ±14,416 VPD

REEMS RD :: ±20,306 VPD

FUTURE
COMMERCIAL

FUTURE
RESIDENTIAL

SUBWAY
baskin-robbins
Little Caesars

MIDFIRST BANK

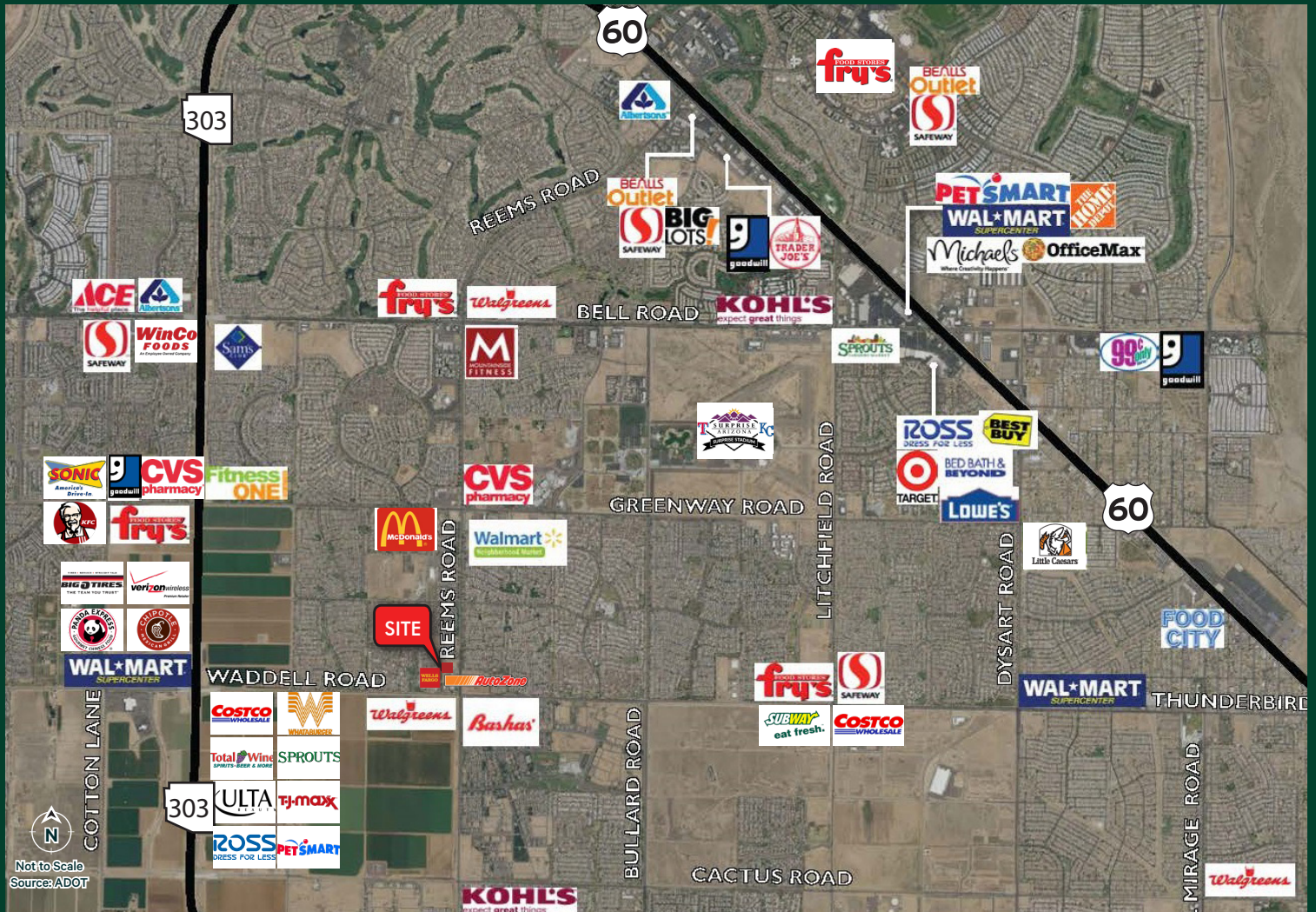
Great Clips

Bashas'

SPENCER'S PLACE



Not to Scale
Source: ADOT



Property Highlights

- + ±1.51 Acres/ ±65,817 in Back
- + Zoned CC, City of Surprise
- + Neighboring Tenants: Autozone, Christian Brothers Automotive, Walgreens, Wells Fargo, Bashas', Chevron, Baskin Robbins, Little Caesars, Subway, Jack in the Box & MidFirst Bank
- + ±1.5 miles from AZ SR 303 & the brand new Prasada Power Center anchored by Costco, Sprout's, Ross, & Homegoods

Demographics	±1 Mile	±3 Miles	±5 Miles
2023 Population	14,983	97,350	199,842
2028 Population	14,614	102,403	207,347
2023 Avg Household Income	\$105,064	\$108,419	\$98,823
2028 Avg Household Income	\$121,764	\$128,835	\$117,233
2023 Daytime Population	9,565	72,550	165,768

Source: ESRI

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