

HERITAGE TOWN SQUARE

NEC Ellsworth Road & Heritage Loop | Queen Creek, AZ



**± 6,280 SF Retail Space
Remaining for Lease**

A New DesignBuild Project
Conceptual Rendering



Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800 | F: 480.947.8830
www.dpcr.com

AUSTIN PAYNE

Cell: (480) 322-4264

Direct: (480) 383-8194

austin.payne@dpcr.com

MARTI WEINSTEIN

Cell: (224) 612-2332

Direct: (480) 383-8165

marti@dpcr.com

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.

site plan

15,000 VPD

S Ellsworth Rd



E Heritage Loop Rd



Firestone



Sodalicious



PALETTE COLLECTIVE



AVAILABLE 3,080 SF

AVAILABLE 3,200 SF

Teastea Pho
Banh Mi Cafe

Aloha Nails
Lounge

ROW OF EXISTING PARKING SPACES TO REMAIN. RE-STRIPE AS NEEDED

NEW PARKING SPACES

EXISTING SIDEWALK

8' PUBLIC UTILITY EASEMENT (PUE)

NEW PARKING SPACES

20' PRIVATE WATER AND SEWER EASEMENT

NEW 3' SITE SCREEN WALL

SRP ELECTRIC EASEMENT

SRP ELECTRIC EASEMENT

NEW REFUSE ENCLOSURE

NEW 6' SCREEN WALL

SIDEWALK

8' BUILDING LANDSCAPE SETBACK

ROOF AND CANOPY OVERHANGS SHOWN FOR REFERENCE. TYP.



renderings



South View



West View



Southeast View

PROPERTY HIGHLIGHTS

- Join Rumble Boxing and more!
- Shadow-anchored by Walmart, Petco, Staples and more!
- Prime Queen Creek trade area, home to dozens of National and Regional Tenants
- Huge Average Household Incomes of over \$160,000

elevations



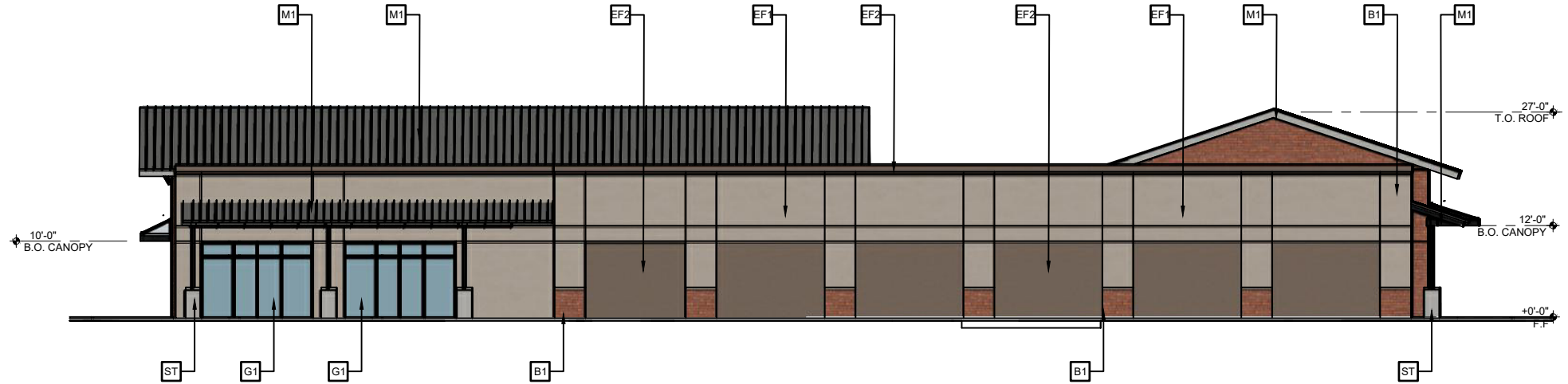
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



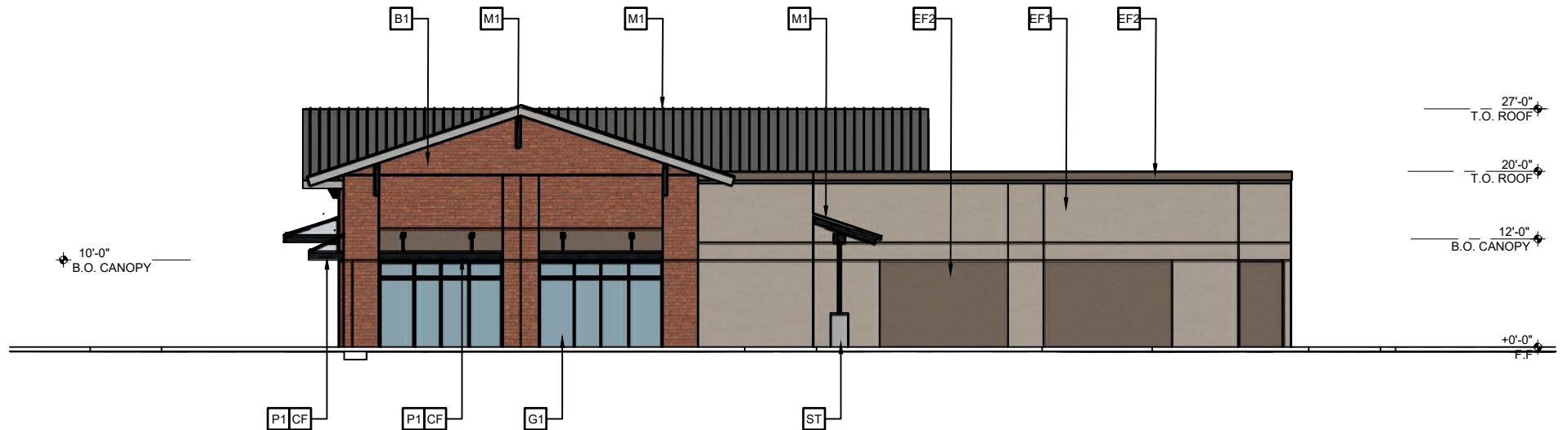
WEST ELEVATION

elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

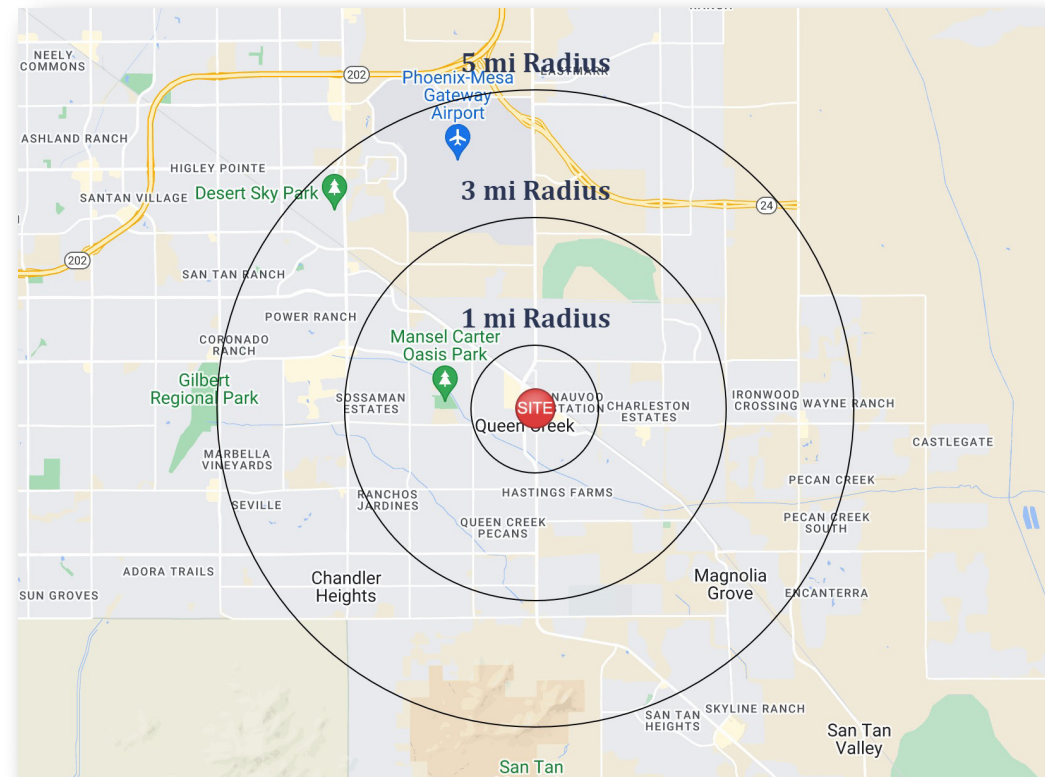
demographics

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	8,893	49,938	140,805
2023 Population	10,396	59,303	157,808
2028 Population	12,293	76,862	192,222
2023-2028 Projected Growth	3.6%	5.9%	4.4 %
2023 Daytime Population	7,248	24,487	62,536

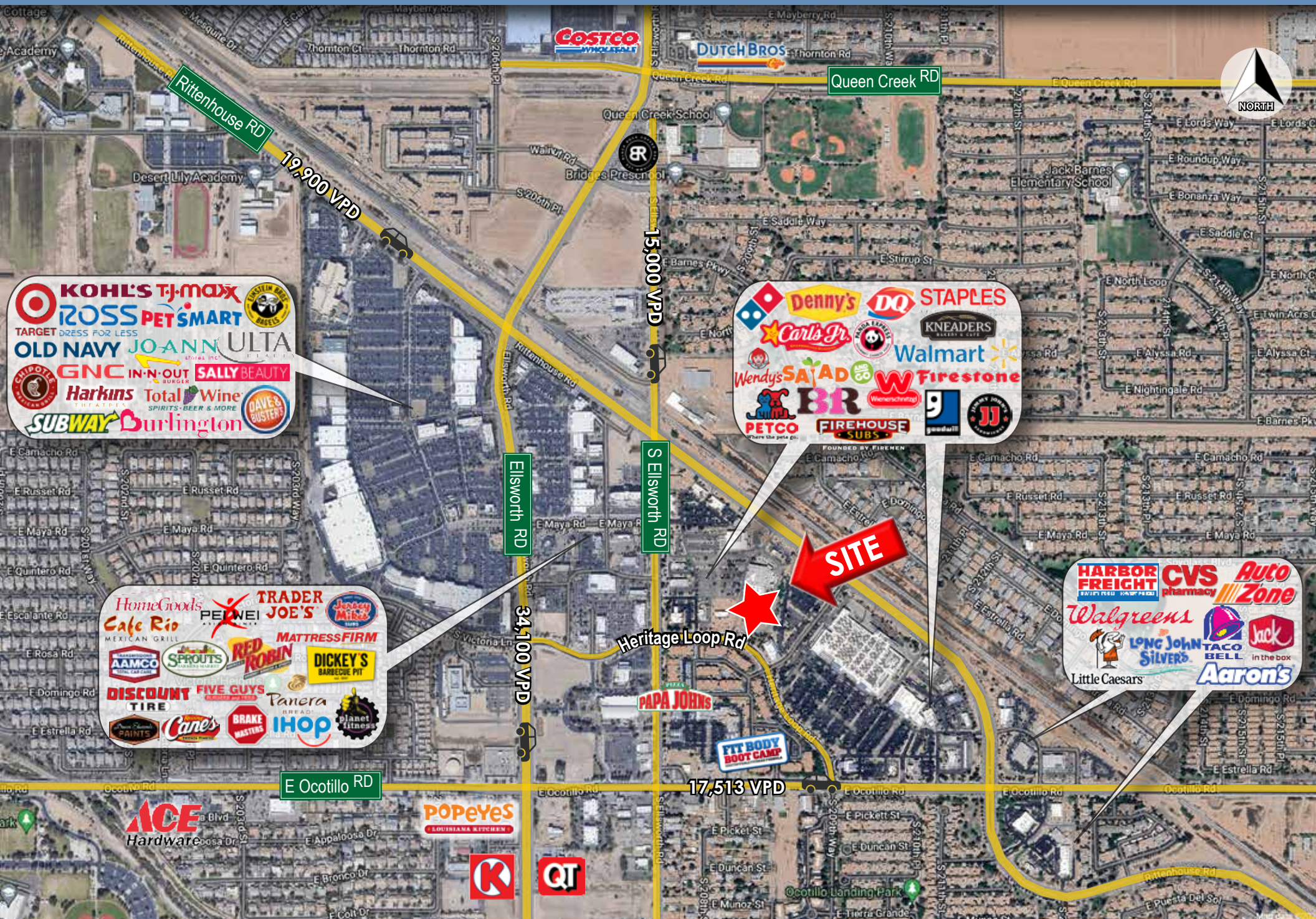
INCOME	1 Mile	3 Mile	5 Mile
2023 Average HH Income	\$161,269	\$156,054	\$142,945
2028 Average HH Income	\$147,886	\$131,036	\$126,829
2023 Per Capita Income	\$54,286	\$44,575	\$44,509
2028 Per Capita Income	\$49,425	\$37,159	\$39,474
2023 Median HH Income	\$123,999	\$132,355	\$119,081
2028 Median HH Income	\$123,366	\$133,218	\$119,885

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	9,066	79,249	206,412
2023 Total Households	8,992	77,148	202,089
2028 Total Households	8,468	71,939	189,895

HOUSING	1 Mile	3 Mile	5 Mile
2023 Total Housing Units	3,720	18,036	52,361
2020 Total Housing Units	3,183	15,279	46,281
Annual Growth (2020-2023)	537	2,757	6,080
Housing Units Occupied (2023)	3,462	16,893	49,044
Units Owner-Occupied	2,211	11,174	34,252
Units - Renter Occupied	1,251	5,719	14,791
Housing Units Vacant (2023)	258	1,143	3,318



macro aerial



FOR MORE INFORMATION, PLEASE CONTACT:



AUSTIN PAYNE

Cell: 480.322.4264
austin.payne@dpcr.com



MARTI WEINSTEIN

Cell: 224.612.2332
marti@dpcr.com



7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800 | (F) 480.947.8830
www.dpcr.com

HERITAGE TOWN SQUARE

NEC Ellsworth Road & Heritage Loop | Queen Creek, AZ

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.