

HARD CORNER RETAIL PAD AVAILABLE

POTENTIAL DOUBLE DRIVE THRU



SWC POWER ROAD & RIGGS ROAD

QUEEN CREEK, ARIZONA

Brent Mallonee
Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

Another Great Project By
 **SIMONCRE**
 **CUSHMAN & WAKEFIELD**

PROPERTY HIGHLIGHTS

Property Features:

- Section line corner of Power and Riggs Roads
- Riggs Road now open east of Ellsworth Road
- Flexible C-3 zoning
- ±3 miles from Queen Creek Marketplace with over 766,000 SF of Retail
- Employee/Daytime population of over 103,000 within a 5 mile radius
- Strong household incomes of approximately \$174,000 in a 1 mile radius

Demographics: *ESRI 2024

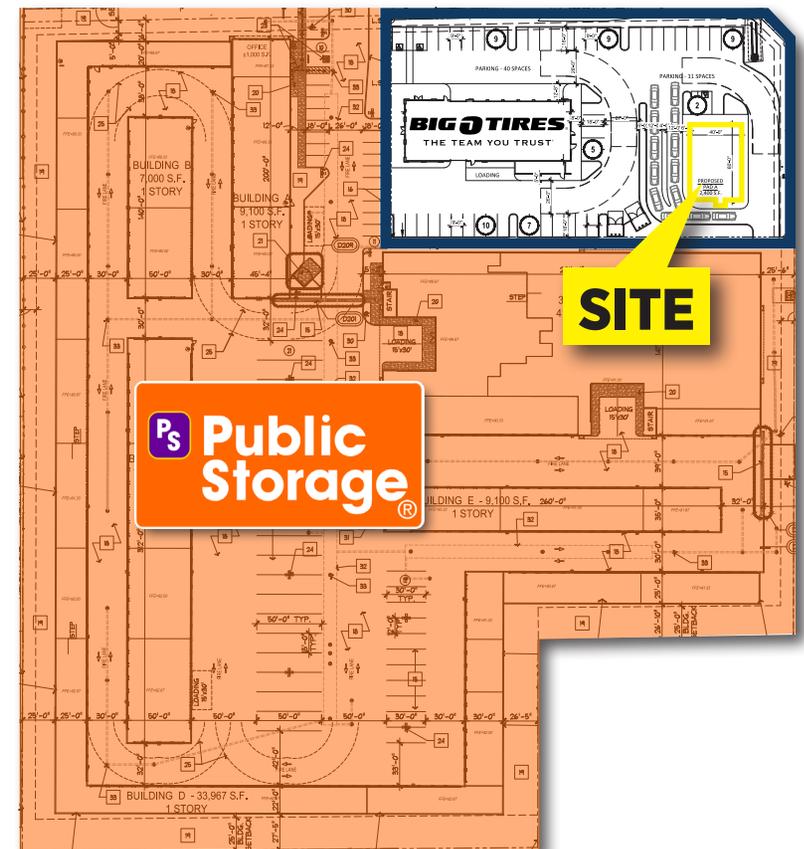
		1 MILE	3 MILES	5 MILES
Population		5,062	43,830	140,687
Average Household Income		\$174,638	\$172,083	\$168,124
Daytime Population		4,078	31,441	103,880
Households		1,577	14,068	42,877

Traffic Counts: *COSTAR

NORTH ON POWER ROAD	±7,096 VPD
SOUTH ON POWER ROAD	±6,741 VPD
EAST ON RIGGS ROAD	±7,291 VPD
WEST ON RIGGS ROAD	±6,859 VPD

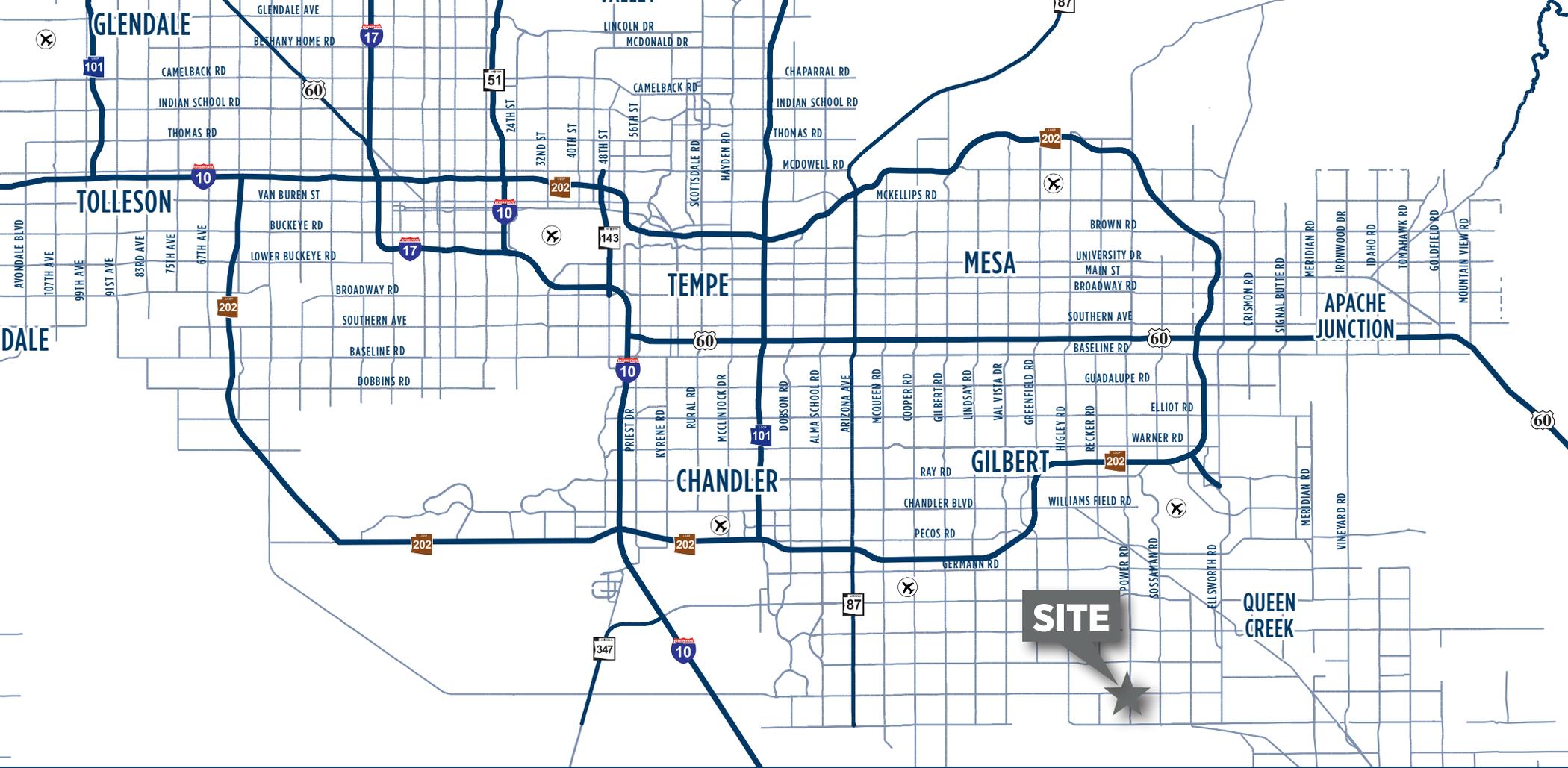
Property Summary:

Address:	SWC Power Rd & Riggs Rd, Queen Creek, AZ 85142
Planned Buildable Area:	±2,400 SF with double drive thru
Zoning:	C-3
APN:	304-88-083M



AREA OVERVIEW





CONTACT INFORMATION

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