

FULLY
ENTITLED
DRIVE THRU
PAD
AVAILABLE!

MATTAMY HOMES
± 2,000 UNITS

ARIZONA
24
FULL ACCESS

IRONWOOD CROSSING
2,147 UNITS

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

LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL
A Reggio Emilia School

AutoZone
7,376 SF

FULLY ENTITLED
DRIVE THRU PAD
AVAILABLE

CIRCLE K



21,188 CPD

Ocotillo Rd

Meridian Rd

NEW QUEEN CREEK
PAD & DRIVE THRU AVAILABLE

NWC Ocotillo Rd & Meridian Rd
Queen Creek, Arizona

Developed by:



AVALON
DEVELOPMENT



VELOCITY
RETAIL GROUP

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NEW QUEEN CREEK 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



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**FULLY
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**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



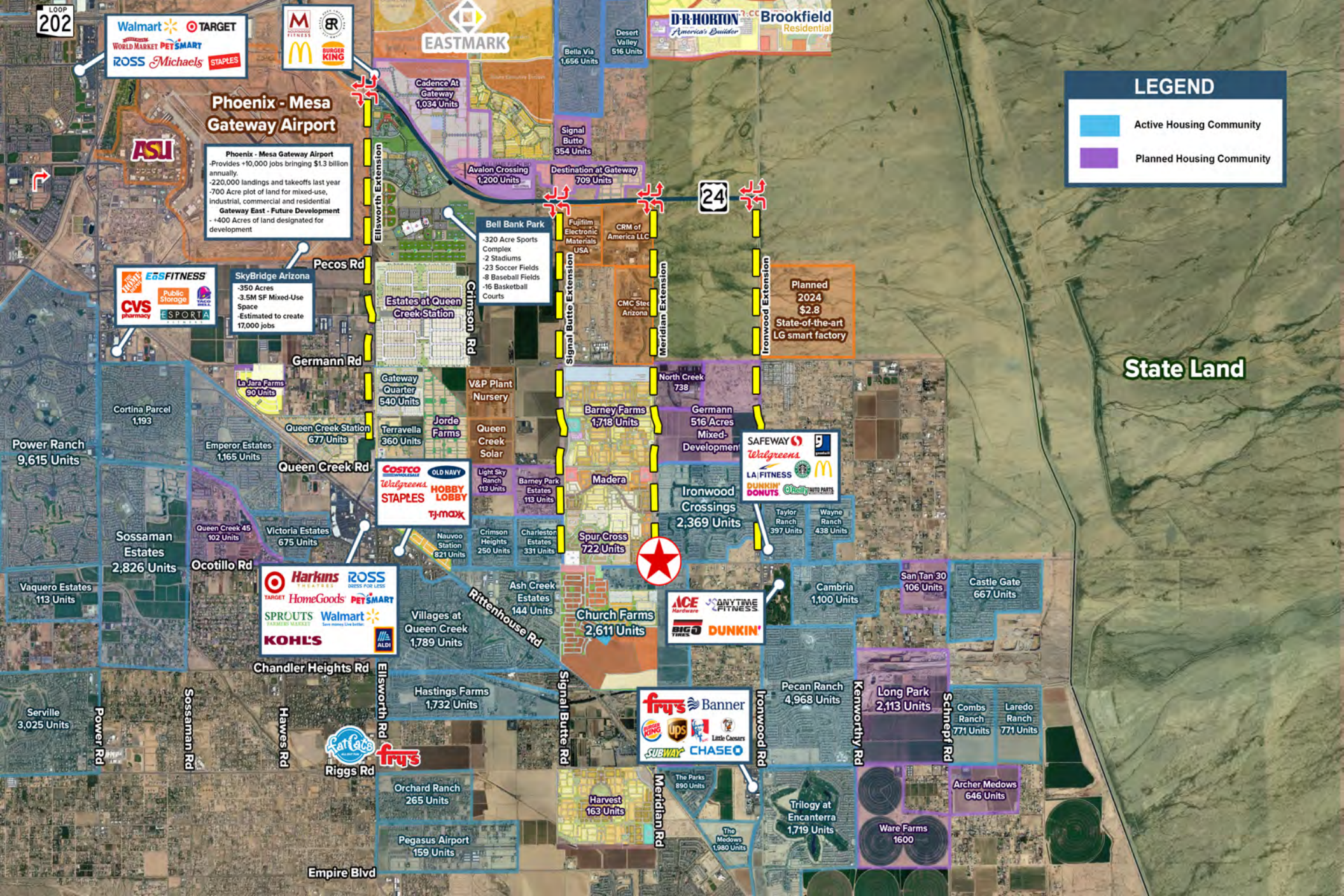
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DEMOGRAPHICS

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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