

JOIN MOUNTAIN SIDE FITNESS RETAIL PADS AVAILABLE



SUBJECT



Bungalows at Gantzel & Combs 319 D/U

AMERICAN LEADERSHIP ACADEMY IRONWOOD



GANTZEL ROAD (33,480 CPD)

COMBS ROAD (12,500 CPD)

COMBS ROAD (12,500 CPD)

GANTZEL ROAD (33,480 CPD)



OWNED BY BANNER HEALTH FOUNDATION

BANNER IRONWOOD MEDICAL CENTER



ENCANTERRA

NEC COMBS & GANTZEL LLC COMMERCIAL LAND

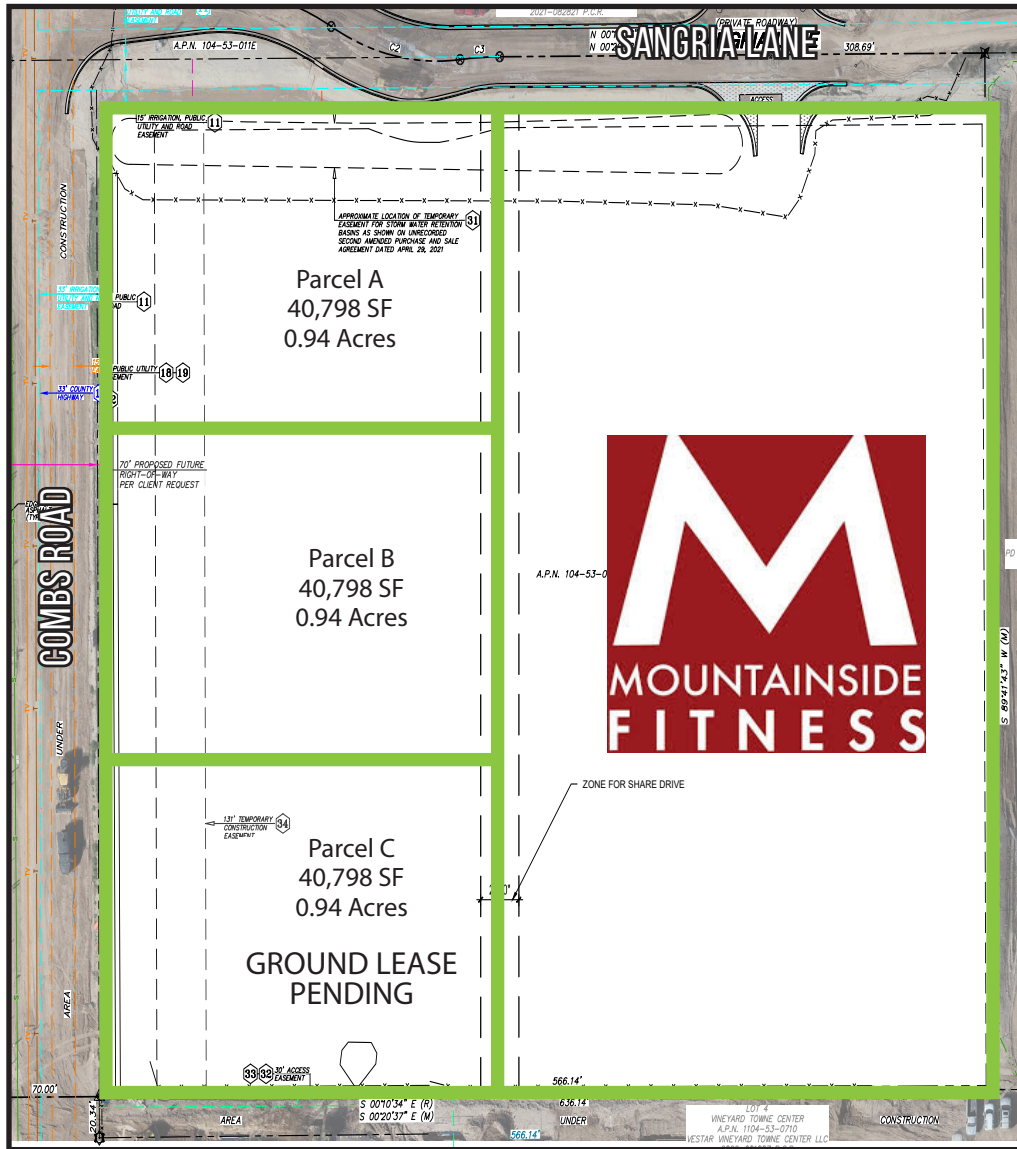
W/NWC OF GANTZEL & COMBS QUEEN CREEK, AZ

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PROPERTY SUMMARY

W/NWC GANTZEL & COMBS
QUEEN CREEK, AZ



PROPERTY HIGHLIGHTS

- Join Mountainside Fitness (already broken ground)
- Call for Pricing
- 3 - 1 Acre Pads Available
- Retail Pads pads available!
- High growth area with strong demographics and traffic counts!
- Over 40,000 CPD at the intersection of Gantzel & Combs
- Major intersection with many national retailers including: Frys Marketplace, Sprouts, Target and many others!

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	11,304	71,252	131,102
2028 Population:	12,295	76,474	138,356
2023 Total Households:	3,645	21,980	40,881
Med Household Income:	\$87,537	\$90,583	\$88,671

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	6.94 Net Acres
APN:	104-53-010F
LOCATION:	GANTZEL & COMBS

2026 AERIALS

W/NWC GANTZEL & COMBS
QUEEN CREEK, AZ



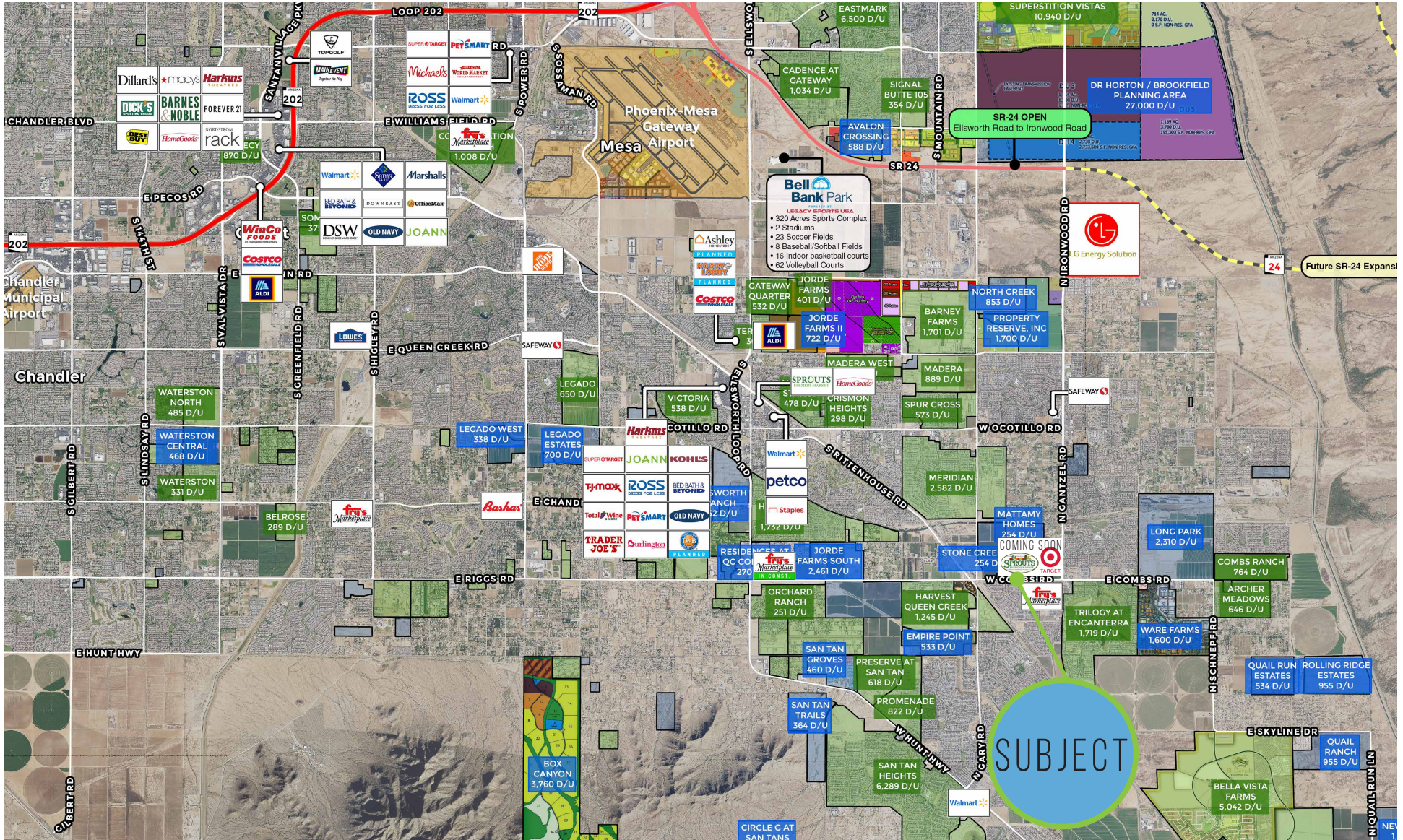
2025 AERIALS

W/NWC GANTZEL & COMBS
QUEEN CREEK, AZ



AERIAL MAP

W/NWC GANTZEL & COMBS
QUEEN CREEK, AZ





For Additional details contact the team
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