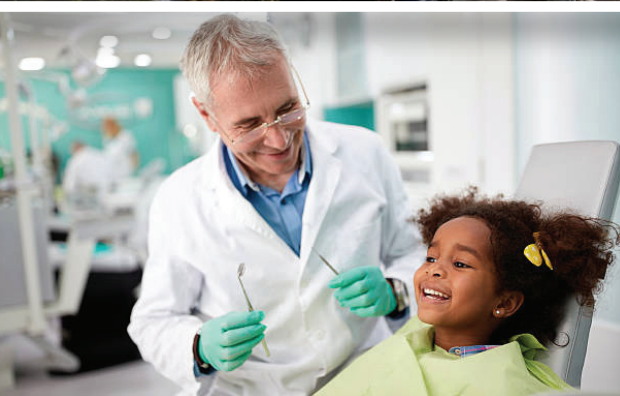


PEGASUS VILLAGE

Anchor Space, Retail Shops & PADs for LEASE



NEC

EMPIRE BLVD & ELLSWORTH RD
Queen Creek, AZ 85142

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D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

Micro Aerial

NEC Empire Blvd & Ellsworth Rd
Queen Creek, AZ 85142



E Happy Rd

Pegasus Pkwy

38,602 VPD

Ellsworth Rd

SITE PLAN

Future Commercial

Future Commercial

11,159 VPD

EARNHARDT
AUTO CENTERS **Rodeo**
RAM
DODGE
CHRYSLER **Jeep**

COBBLESTONE

DUNKIN' DONUTS

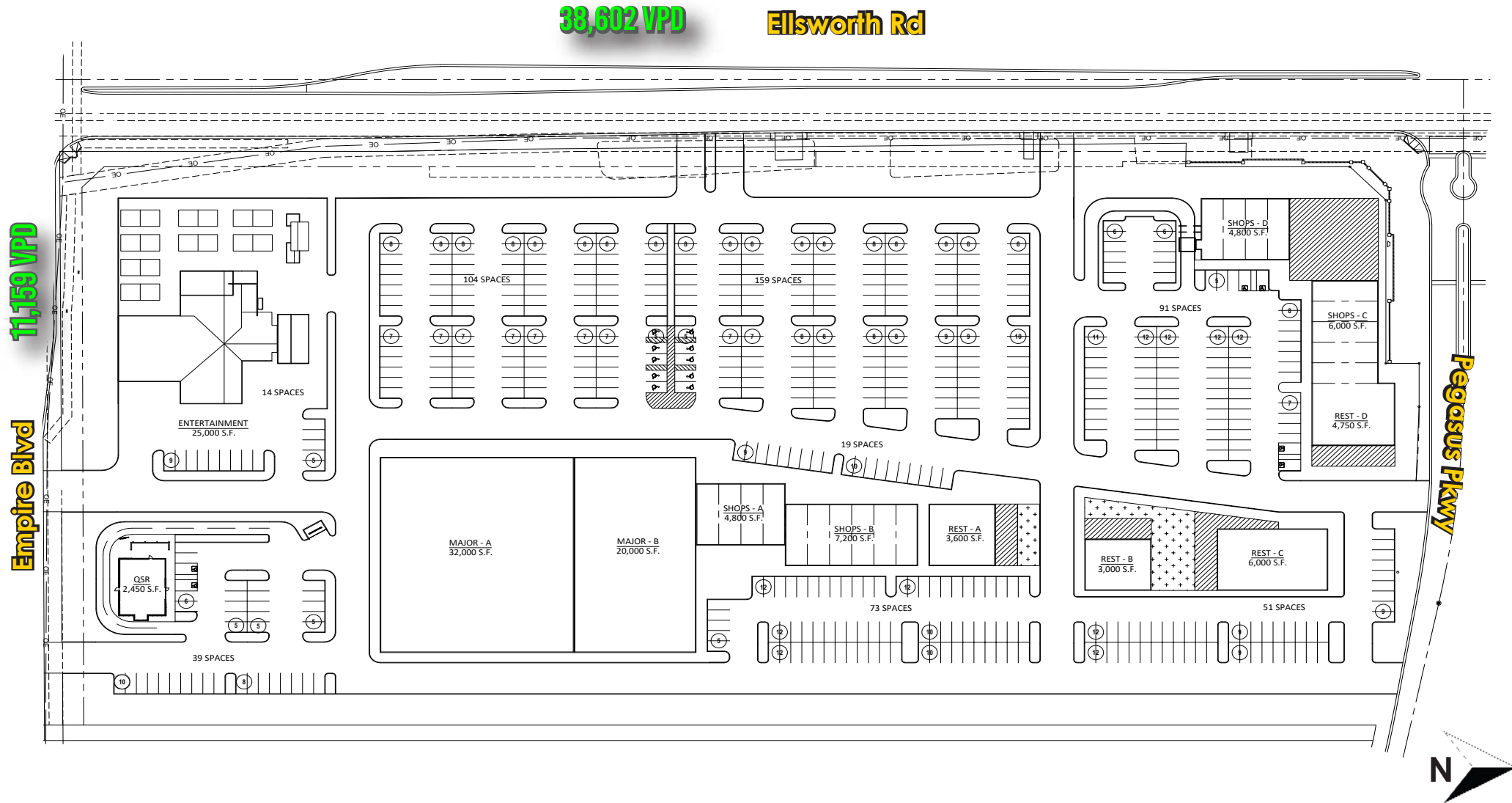
U-HAUL

Public Storage



Site Plan

NEC Empire Blvd & Ellsworth Rd
Queen Creek, AZ 85142



NEC

EMPIRE BLVD & ELLSWORTH RD
Queen Creek, AZ 85142

7339 E. McDonald Drive
Scottsdale, AZ 85250
Main: (480) 947-8800
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PEGASUS VILLAGE | Anchor Space, Retail Shops & PADs for LEASE

NEC Empire Blvd & Ellsworth Rd, Queen Creek, AZ 85142

demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	2,628	44,011	126,547
PROJECTED POPULATION (2029)	3,303	50,514	146,145
AVERAGE HOUSEHOLD INCOME	\$171,003	\$143,937	\$150,184
DAYTIME POPULATION	1,025	15,016	46,713
MEDIAN AGE	40.1	36.0	36.8
ESTIMATED HOUSEHOLDS	832	13,641	40,362



traffic counts:

Ellsworth Rd | 38,602 VPD

Empire Blvd | 11,159 VPD

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property highlights

- Booming traffic counts of ± 50,000 VPD at the intersection
- Gateway to Queen Creek & Hunt Highway
- Average Annual HH Incomes of \$171,000 within a one-mile radius
- Approximately one mile south of Fry's, EOS Fitness, Fat Cats and many more!
- Median Home Value of \$609,837 within a one-mile radius

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.

Macro Aerial

NEC Empire Blvd & Ellsworth Rd
Queen Creek, AZ 85142



Legend
Master Planned Communities

Name # D/U	Active
Name # D/U	Future
Name # D/U	Complete (>300AC)

SITE

common bond

RAM **Rodeo**
BOGEY **Jeep**
CHRYSLER **U-HAUL**
DUNKIN' DONUTS **COBBLESTONE**
 Encanto Vista 78 D/U

Public Storage

Benjamin Franklin High School
1,067 STU

Arizona State Land Annexation
10000 D/U

Combs High School
1,357 STU

SAFeway

SAFeway

Walmart
petco
Staples

Bashas

fr's Marketplace
Roxo
Zone

fr's Marketplace

Santo Vallarta 57 D/U
 Box Canyon 3760 D/U

San Tan Groves 462 D/U
Preserve at San Tan 619 D/U

Circle Cross Ranch

Morning Sun Farms 1697 D/U

Borgata 411 D/U

Promenade 1311 D/U

West Park Estates 160 D/U

Victoria 538 D/U

SPROUTS
HomeGoods

Nauvoo Station 478 D/U

Crismon Heights 295 D/U

Madera West Estates 217 D/U

Anglin Dairy 196 D/U

Madera 889 D/U

Spur Cross 718 D/U

Malone Park Place 231 D/U

Ironwood Crossing

Ironwood District 196 D/U

Ellsworth Ranch 452 D/U

Villages at Queen Creek

Queen Creek High School 2,059 STU

Meridian 2611 D/U

Ovation at Meridian 780 D/U

E CHANDLER HEIGHTS RD

E RIGGS RD

Whitewing at Whisper Ranch 128 D/U

The Pecans 256 D/U

Hastings Farms 1732 D/U

Cloud Creek Ranch 45 D/U

South Creek Ranch 0 D/U

Stone Creek Estates 163 D/U

The Vineyards 162 D/U

Pecan Creek

Long Park 2310 D/U

Combs Ranch 771 D/U

Archer Meadows 646 D/U

Bride Ranch by Toll Brothers 116 D/U

Orchard Ranch 265 D/U

Bellerose 178 D/U

Pegasus Airpark 178 D/U

Harvest Queen Creek 1245 D/U

The Parks 800 D/U

The Meadows 416 D/U

Trilogy at Encanterra 1719 D/U

Ware Farms 1600 D/U

E HUNT HWY

E EMPIRE BLVD

W HUNT HWY

W COMBS RD COMBS RD

E COMBS RD

N GANTZEL RD

N SCHNEPP RD

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