



SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT



**COTTON LN &
WADDELL RD**

SURPRISE, AZ

T-MAC
AZ



property summary

AVAILABLE ±1,200-8,000 SF shops or ±1 AC pads

PARKING 310 provided spaces

BUILDING AREA ± 336,473 SF

PARKING RATIO 8.5/1,000 SF

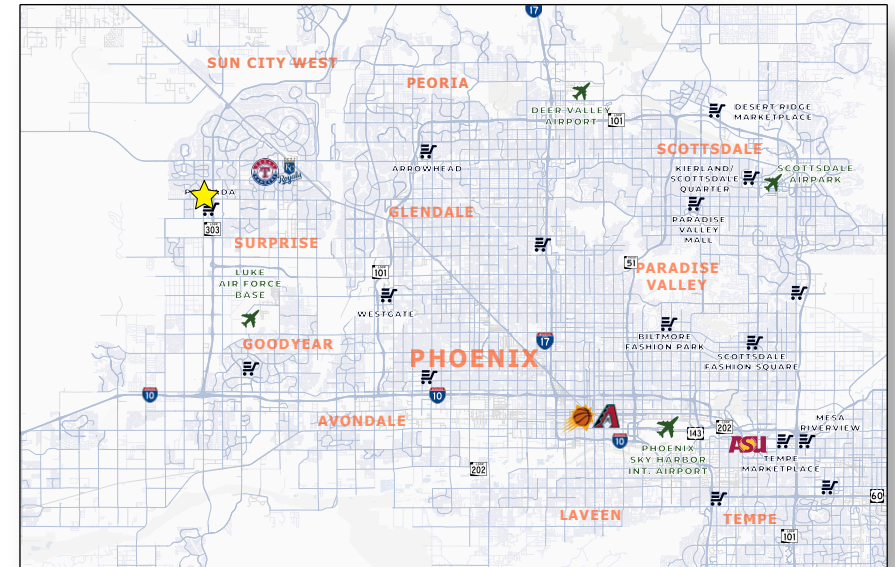
LOCATION HIGHLIGHTS

- » Just a half-mile from the full-diamond interchange of the Loop 303 Freeway.
- » Located across the street from the 303 AutoShow at Prasada, Arizona's largest automall with over 250 acres and 9 dealers.
- » Very strong employment corridor to the south along the Loop 303 with multiple existing distribution and logistic facilities and many more either under construction or planned.
- » Close proximity to Surprise Stadium (MLB Spring Training for the Kansas City Royals and Texas Rangers), Surprise Community Park, and the city's municipal complex.
- » Close proximity to Willow Canyon High School (1,983 students), Valley Vista High School (2,653 students), Paradise Honors High School (794 students), and Shadow Ridge High School (2,194 students).
- » The surrounding area has strong household incomes with many more planned housing developments in the pipeline.

TRAFFIC COUNTS

N ±9,633 VPD (NB & SB) **E** ±14,221 VPD (EB & WB)
S ±9,539 VPD (NB & SB) **W** ±11,164 VPD (EB & WB)

ADOT 2023



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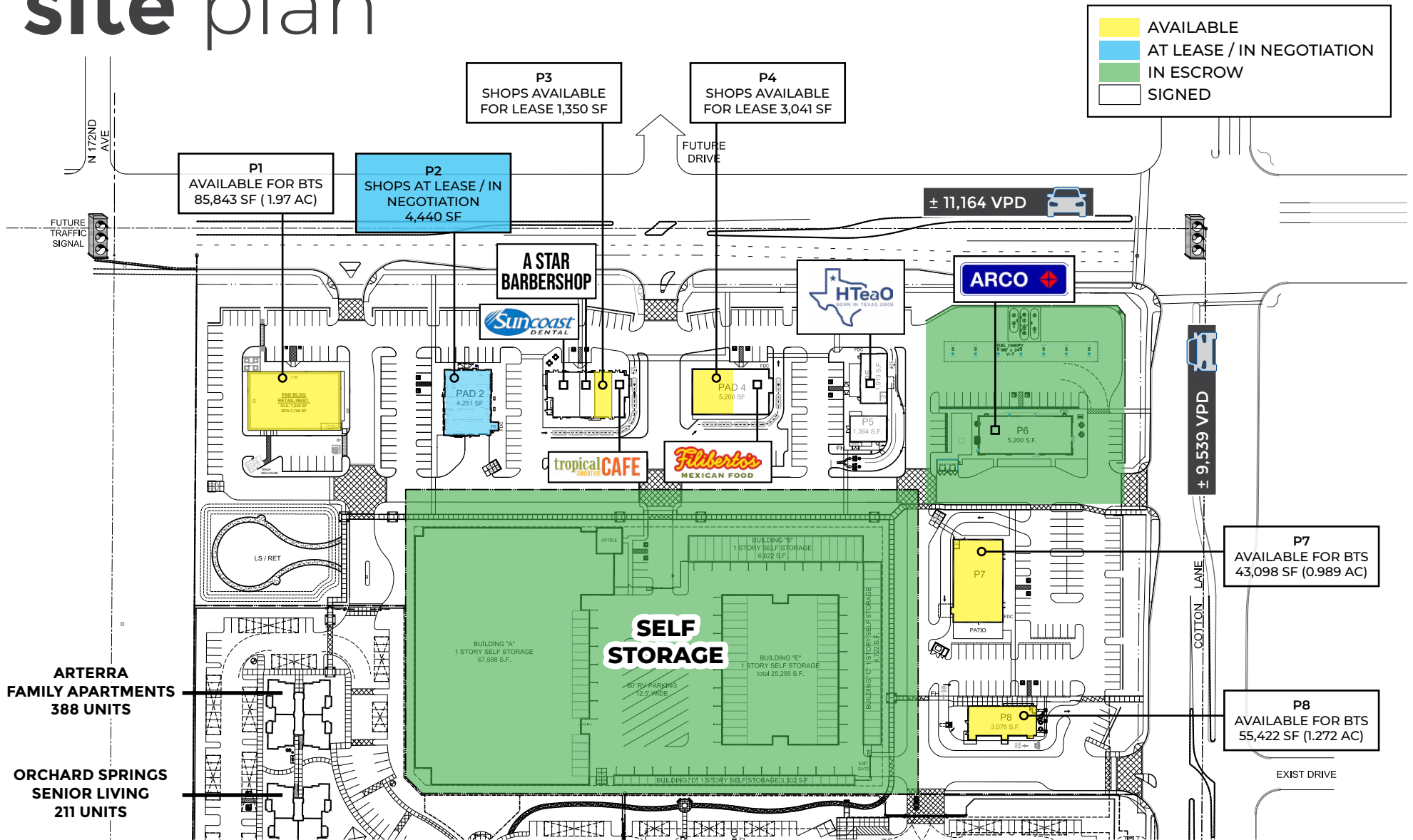
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site plan



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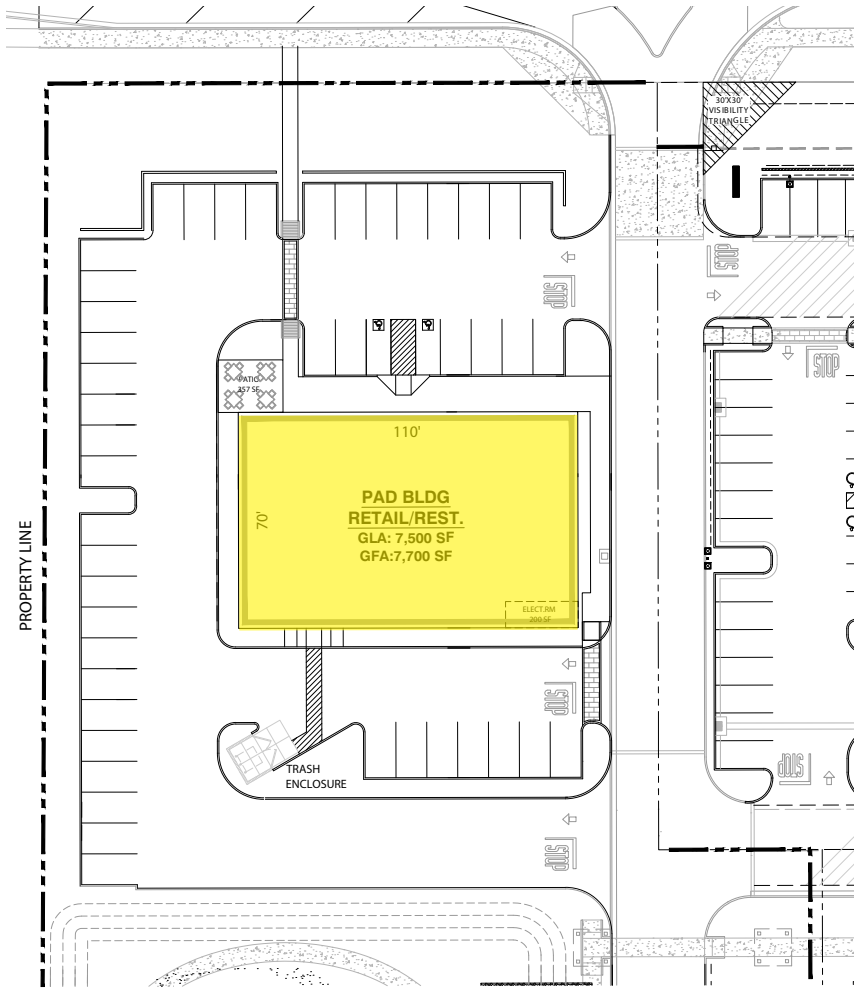
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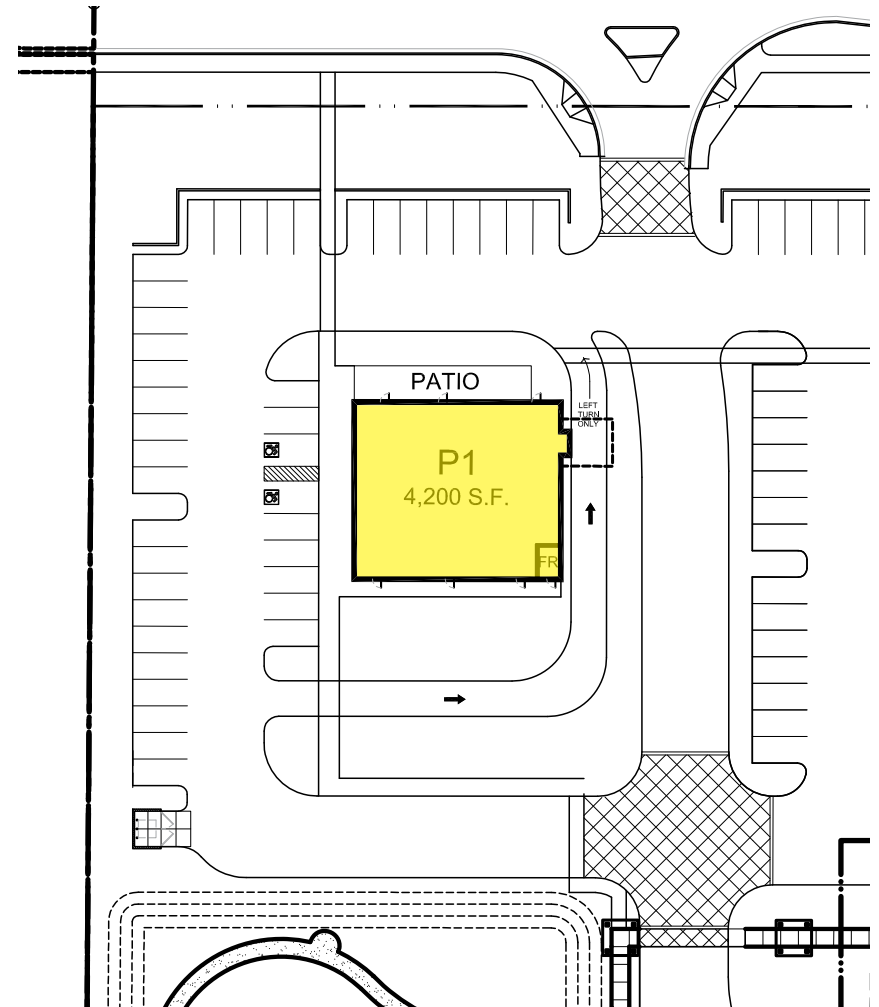
site plan PAD 1

AVAILABLE FOR BTS

Option 1: ±7,500 SF



Option 2: ±4,200 SF with Drive-Thru



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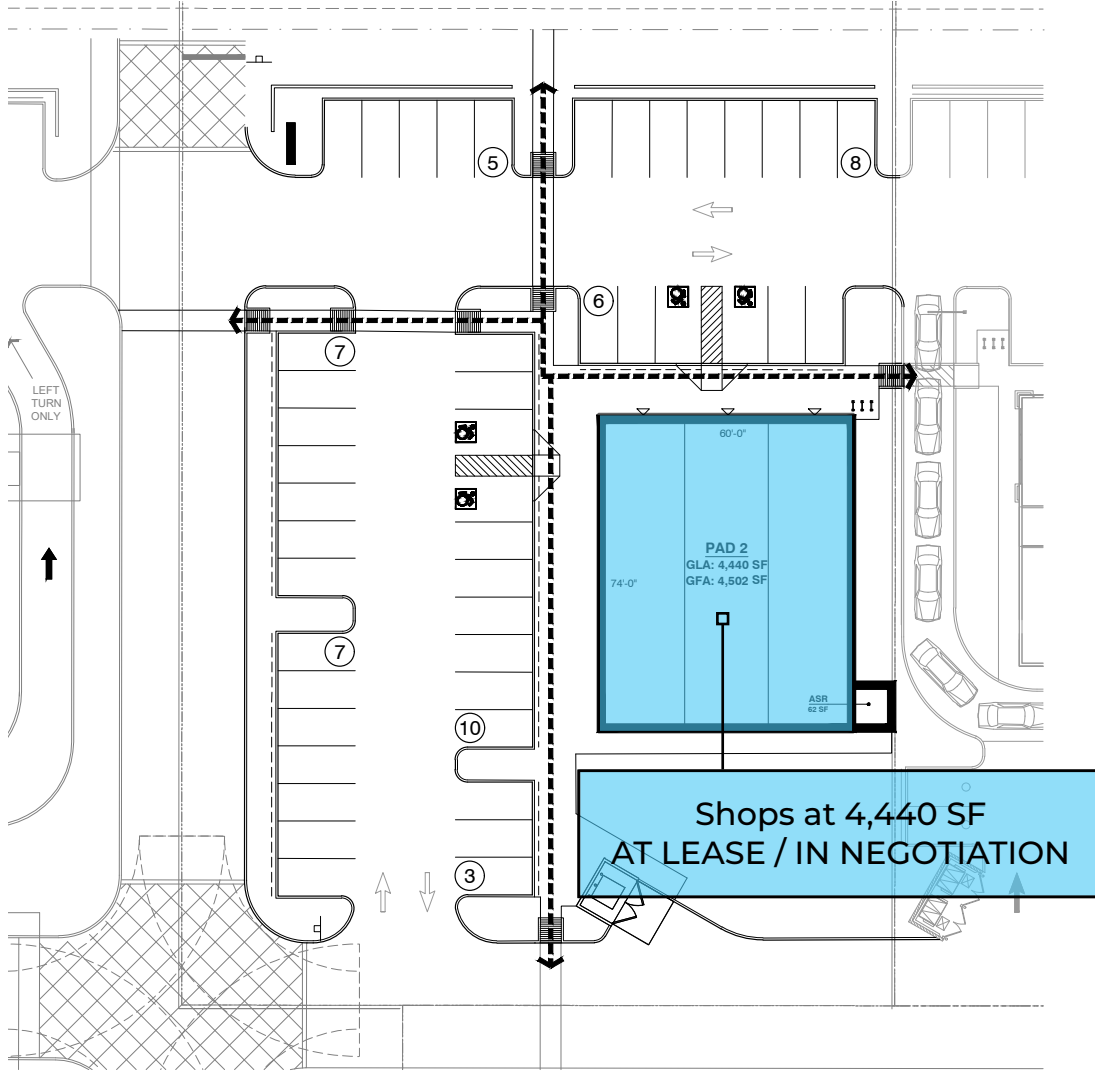
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site plan PAD 2



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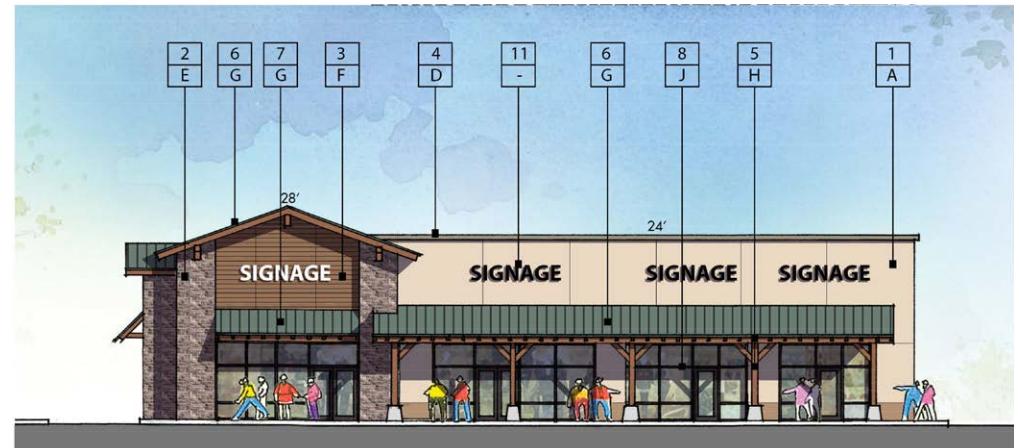
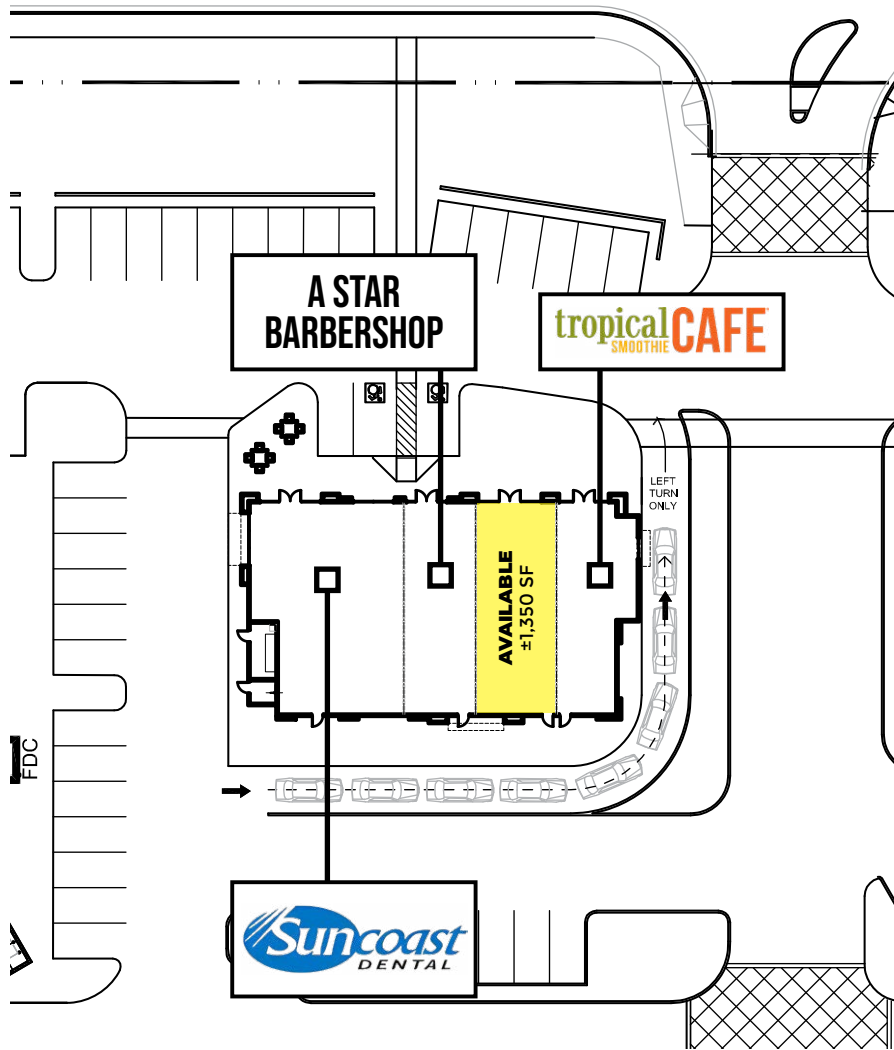
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site plan PAD 3



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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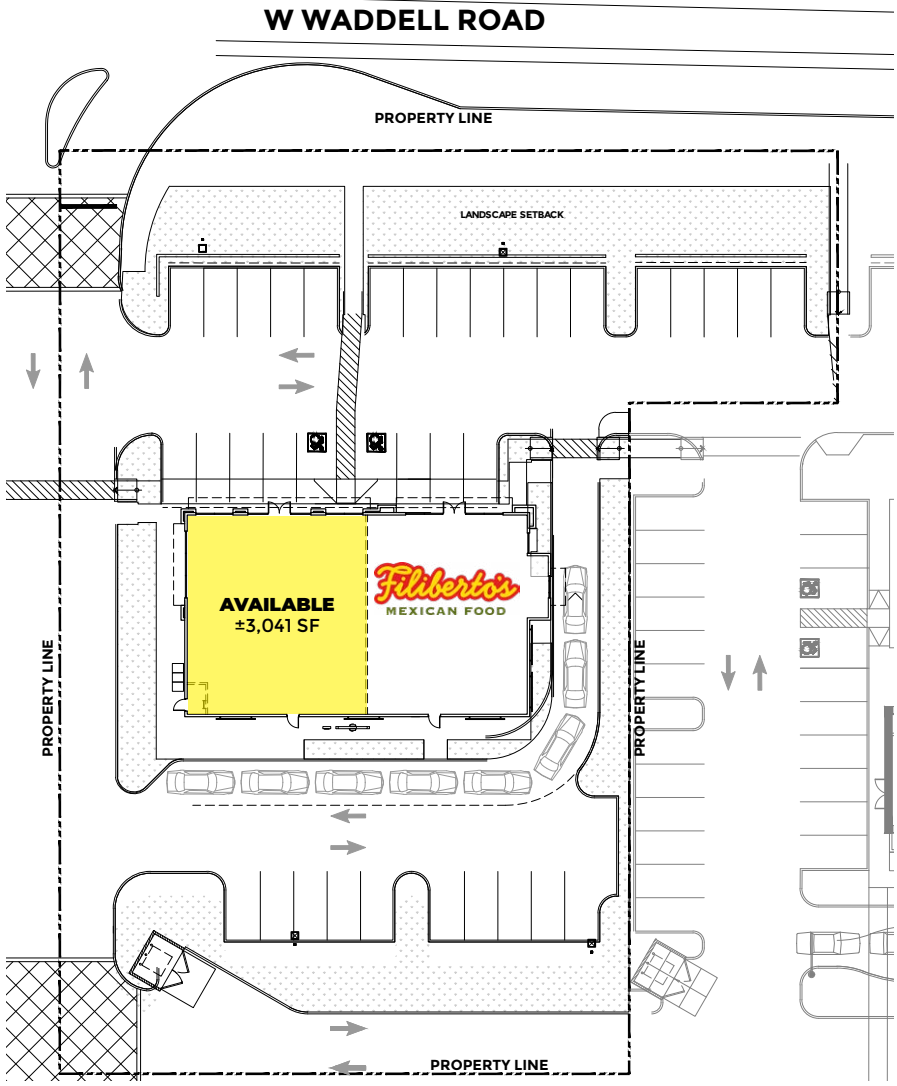
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site plan PAD 4



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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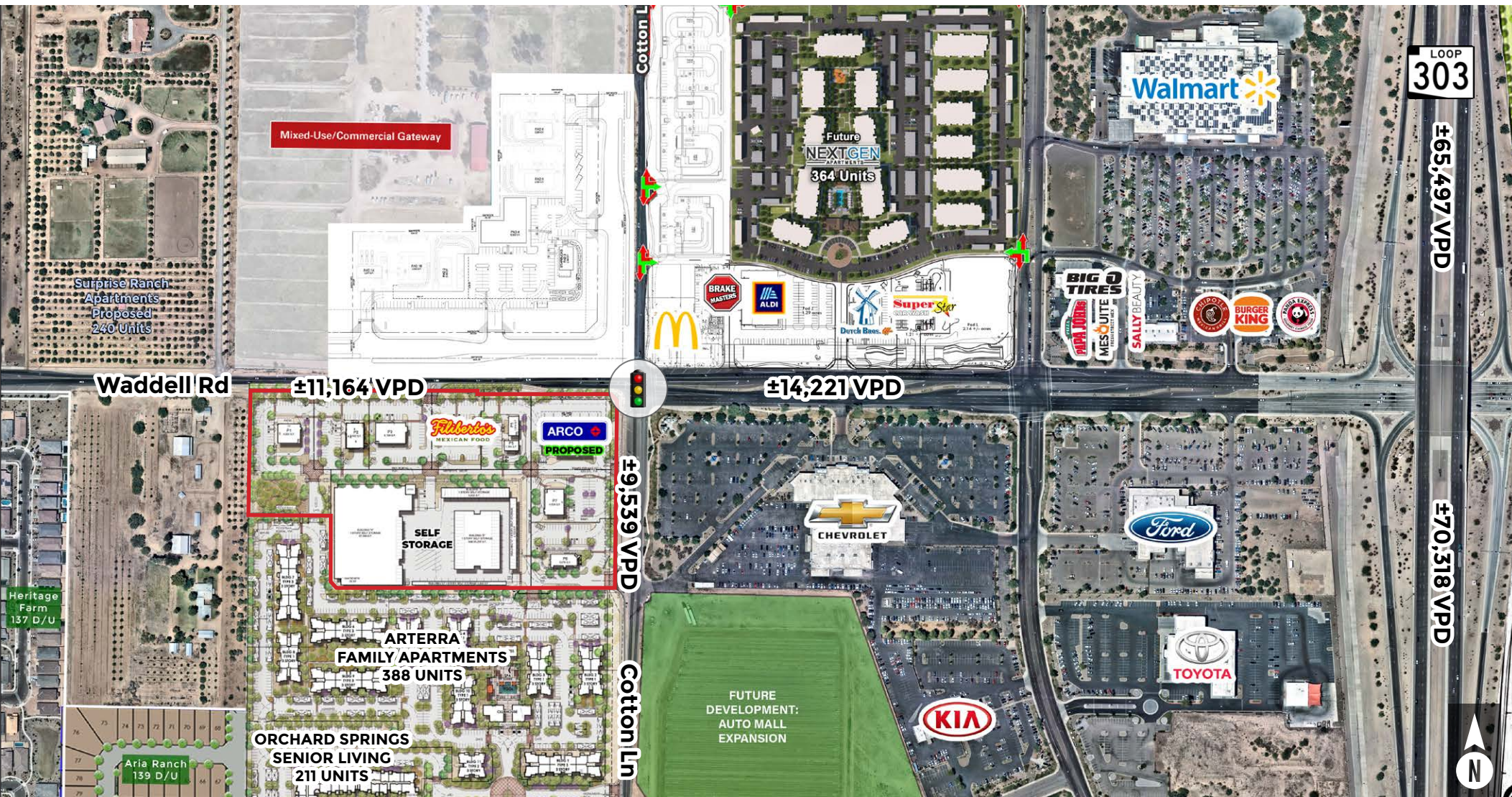
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aerial



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wide aerial



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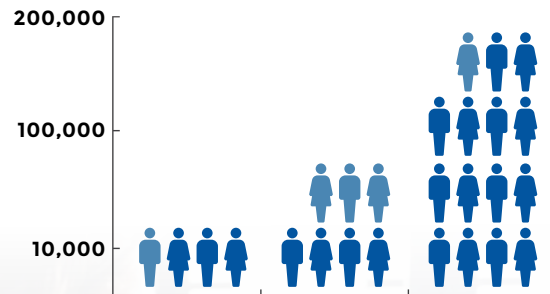
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demographics

2025 ESRI



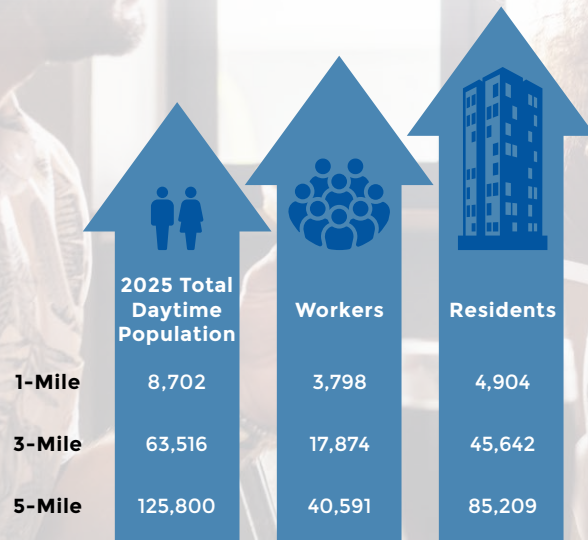
	1-Mile	3-Mile	5-Mile
2025 Total Population	9,195	88,286	155,184
2030 Total Population	9,640	98,928	169,598



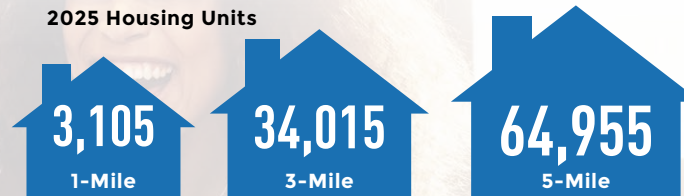
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$123,430	\$161,916	\$50,089
3-Mile	\$107,285	\$130,966	\$45,071
5-Mile	\$101,533	\$122,334	\$45,106



	1-Mile	3-Mile	5-Mile
2025 Households	2,870	30,237	57,233
2030 Households	3,039	34,244	62,749



2025 Housing Units



Owner Occupied

73.6% 78.5% 80.0%

1-Mile 3-Mile 5-Mile

Renter Occupied

26.4% 21.5% 20.1%

1-Mile 3-Mile 5-Mile

2025 Businesses

5-MILE

2,306

3-MILE

932

1-MILE

152

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