

# E/SEC LITCHFIELD & WADDELL ROAD

SURPRISE, ARIZONA 85379

Litchfield Rd

Marley Park Square 

Fry's Food and more.. 

The Boulevard Surprise Pointe 

Surprise Crossing 

**SUBJECT PROPERTY**

Waddell Rd

RETAIL PADS AVAILABLE FOR SALE

**CAMCRE.**

**HORTH HONG**  
480.426.1670  
hhong@camcre.com

602.489.7990  
CAMCRE.COM



## PROPERTY FEATURES

- ±4 Acre New Development Opportunity
- ±600 feet of frontage along Waddell Road
- Excellent ingress/egress
- Stop light at 137th Avenue & Waddell Road
- PAD sizes are flexible
- Contact agent for pricing

## NEARBY AMENITIES WITHIN 3 MI

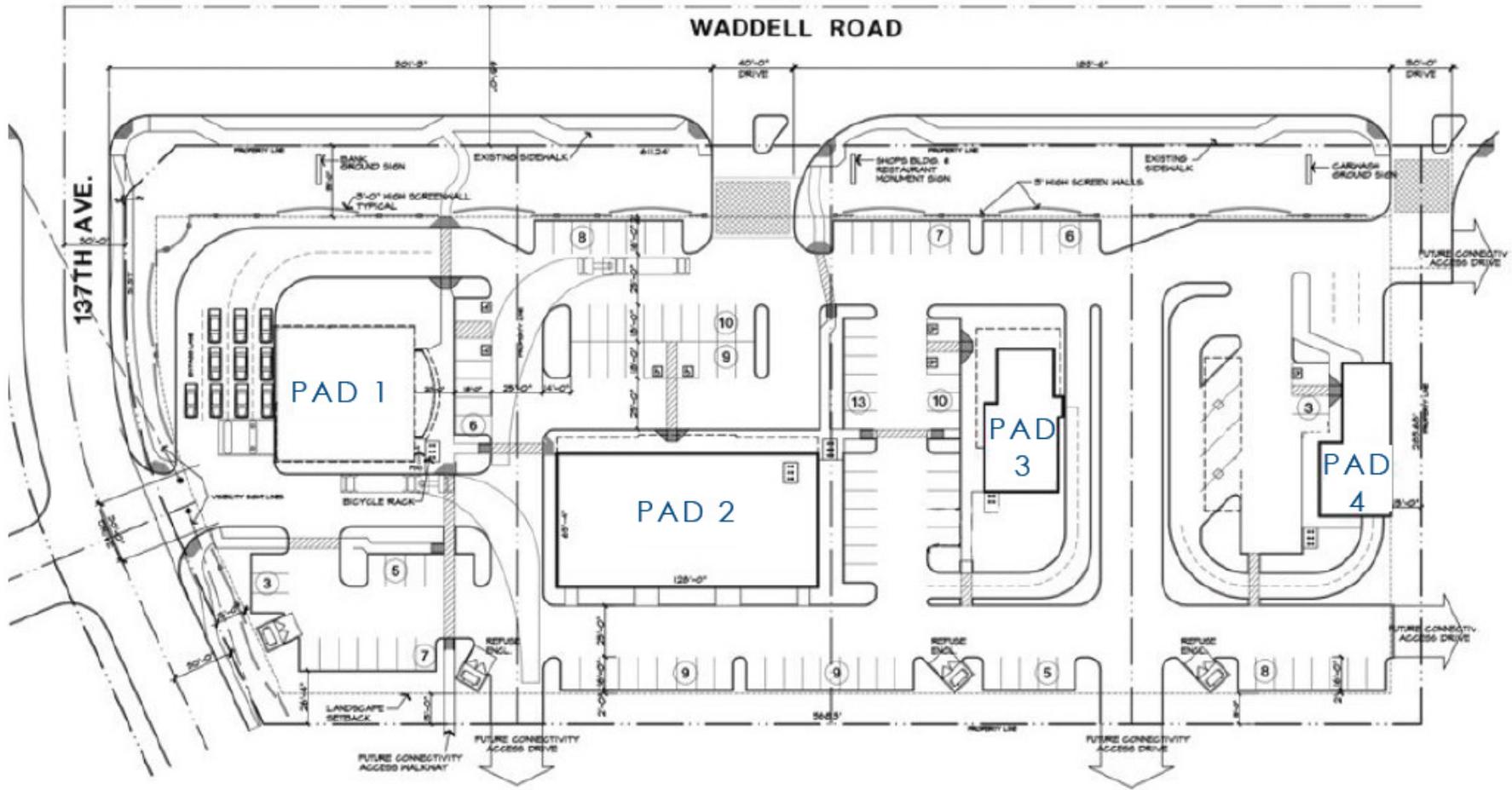


## TRAFFIC COUNTS



±20,851 VPD on Waddell Rd  
 ±20,394 VPD on Litchfield Rd

# CONCEPTUAL SITE PLAN



# DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	6,877	97,688	188,280
Proj. Pop. (2030)	7,387	106,530	205,757
Daytime Population	3,271	52,910	130,317
Median Age	35.7	38.8	43.6

Household	1-Mile	3-Mile	5-Mile
Total Households	2,184	32,831	69,063
Proj. Households (2030)	2,347	35,920	75,670
Avg. Household Size	3.1	2.9	2.7

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$100,289	\$102,216	\$92,538
Med. HH Income	\$90,182	\$89,538	\$79,056



FOR MORE INFORMATION, CONTACT

**CAMCRE.**

**HORTH HONG**  
480.426.1670  
hhong@camcre.com

602.489.7990  
CAMCRE.COM

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.