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

HORTH HONG
480.426.1670
hhong@camcre.com

CAMCRE.

602.489.7990
CAMCRE.COM

20,394 VPD

Surprise Crossing

Litchfield Rd

137th Ave

Waddell Rd

20,851 VPD

The Boulevard Surprise Pointe

SUBJECT PROPERTY

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

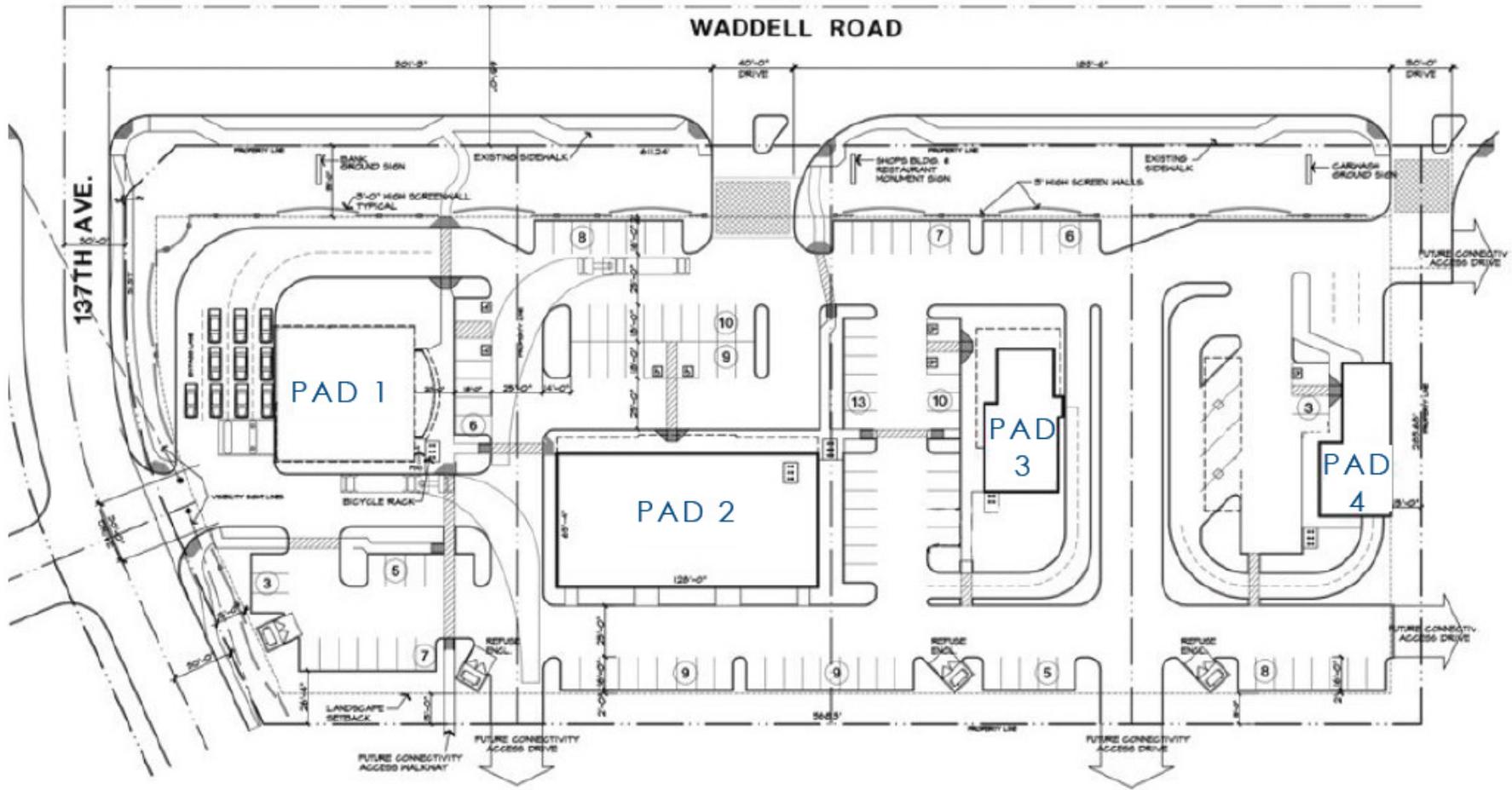## NEARBY AMENITIES WITHIN 3 MI

TRAFFIC COUNTS

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

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CONCEPTUAL SITE PLAN

WADDELL ROAD

137TH AVE.

PAD 1

PAD 2

PAD 3

PAD 4

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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

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