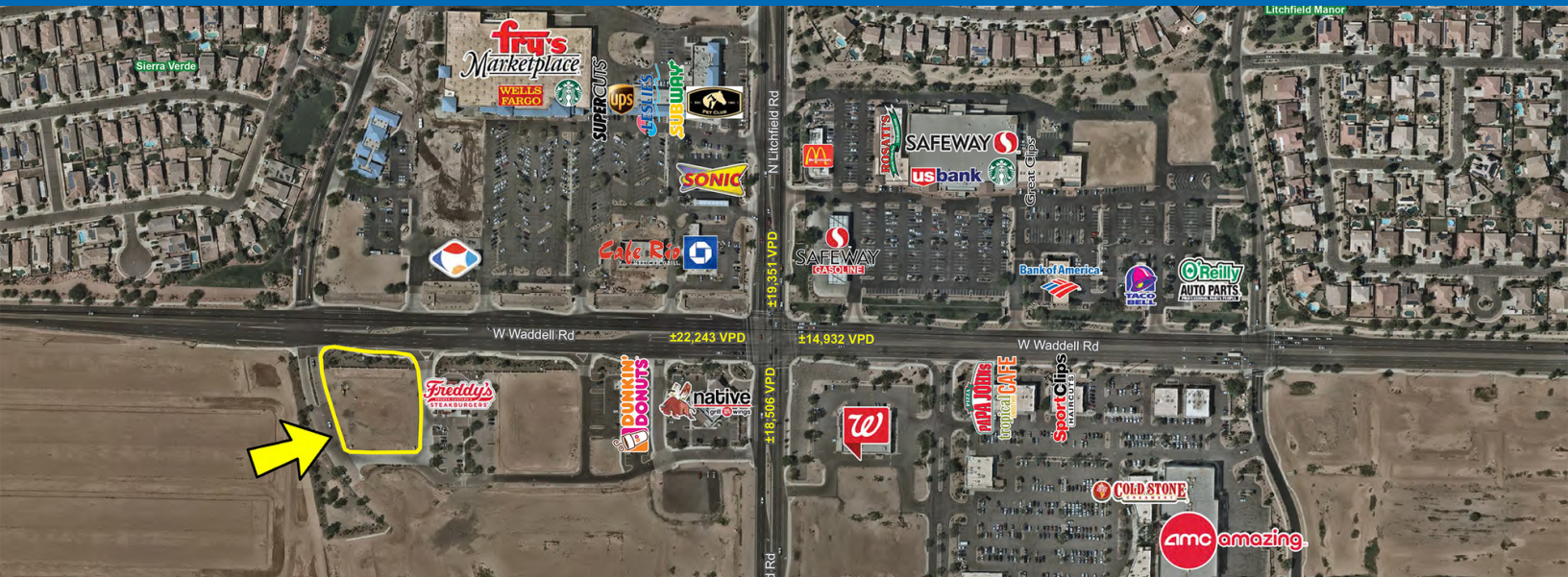


Commercial Pad Site Available for Sale

SWC Litchfield Rd & Waddell Rd | Surprise, AZ



OFFERING SUMMARY

Lot Size: 1.608 acres

PROPERTY HIGHLIGHTS

- Dense, well-established neighborhoods to the north
- Future single-family, master-planned communities planned to the west
- 3 high schools within a 2-mile radius totaling 5,867 students
- The City of Surprise's municipal complex, Surprise Community Park, Surprise Stadium (MLB Spring Training for the Kansas City Royal and Texas Rangers) are all just over a 2-mile drive from the site
- Strong industrial employment to the south between Cactus Road and Peoria Avenue

TRAFFIC COUNTS

N: ±19,351 VPD (NB/SB)

S: ±18,506 VPD (NB/SB)

E: ±14,932 VPD (EB/WB)

W: ±22,243 VPD (EB/WB)

ADOT 2017



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	13,096	106,565	202,972
2023 Population	13,882	113,595	218,732
2018 Median HH Income	\$70,086	\$59,497	\$53,431

ESRI 2018 Estimates

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