



FOR LEASE | RETAIL/OFFICE

THE SHOPS AT THE PECANS

N of NWC Riggs Rd & Ellsworth Rd, Queen Creek, AZ 85142

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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RETAIL SHOPPING CENTER
VIEW FACING EAST



PROPERTY SUMMARY

Available SF:	1,080 - 5,727 SF
Lease Rate:	Contact for More Information
Lot Size:	2.57 Acres
Building Size:	15,000 SF
Zoning:	C-2
Cross Streets:	E Riggs Rd & S Ellsworth Rd

LOCATION OVERVIEW

Located on Ellsworth, just north of Riggs Rd in the prime growth area of Queen Creek. The Property is prominently positioned on Queen Creek's major thoroughfare, Ellsworth Road, with $\pm 33,800$ vehicles per day and is 2 miles south of the Town Center. Adjacent to grocery-anchored development and a number of growing housing developments.

PROPERTY HIGHLIGHTS

- Retail/Office Shops for Lease in the prime growth area of Queen Creek
- Excellent Location for Dental/ Medical Use
- Ellsworth Frontage with $\pm 40,000$ vehicles per day projected.
- Riggs Road Expansion Project to Rittenhouse Road now complete as of June 2019
- 2 Miles from Queen Creek Town Center
- Located in the Epicenter of Queen Creek's Custom Home Developments
- Average Household Income of \$89,228 and Average House Value of \$255,043 within 1 Mile
- Building Signage Available

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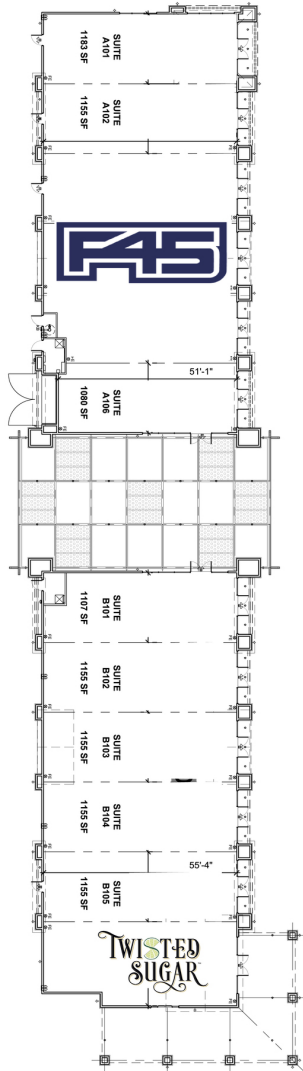
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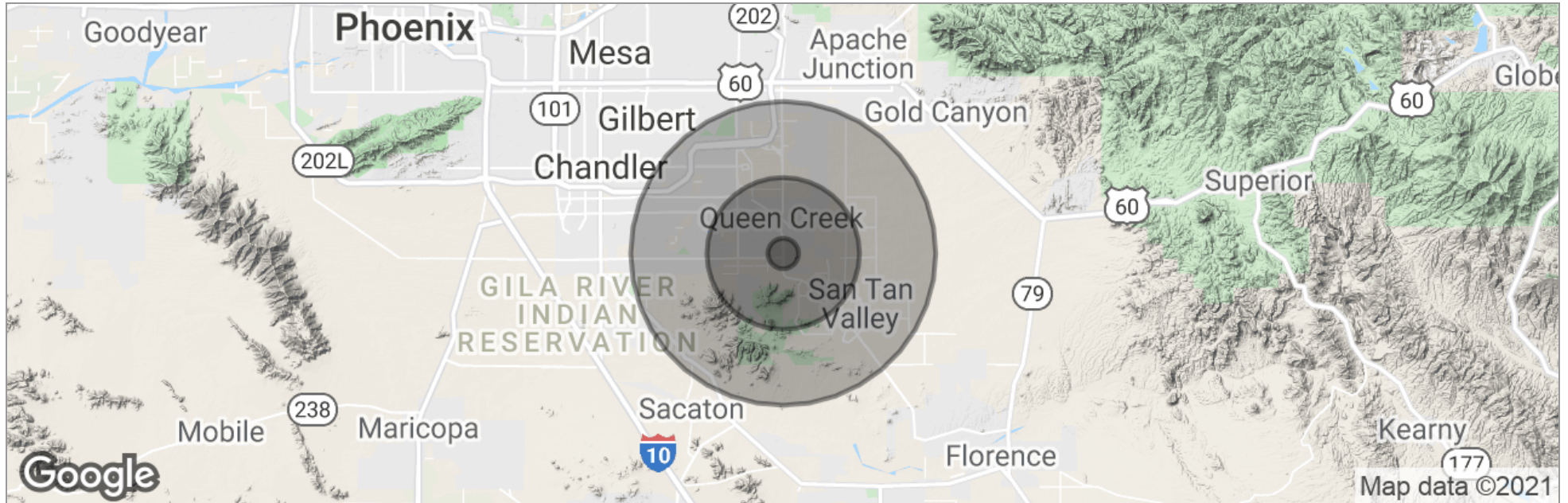
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	1 Mile	5 Miles	10 Miles
Total Population	2,677	61,113	236,630
Population Density	852	778	753
Median Age	30.7	30.1	30.0
Median Age (Male)	30.6	29.7	29.2
Median Age (Female)	31.1	30.2	30.3
Total Households	777	18,587	75,309
# of Persons Per HH	3.4	3.3	3.1
Average HH Income	\$88,733	\$84,662	\$83,636
Average House Value	\$260,912	\$291,353	\$282,511

* Demographic data derived from 2010 US Census

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