

FOR LEASE

NEC ELLSWORTH LOOP RD & RITTENHOUSE RD

QUEEN CREEK STATION - 9
ACRES

Queen Creek, AZ 85142

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,320 - 12,000 SF
LOT SIZE:	9.7 Acres
MARKET:	Phoenix
SUBMARKET:	Queen Creek
TRAFFIC COUNT:	53
APN:	304-89-942A

PROPERTY OVERVIEW

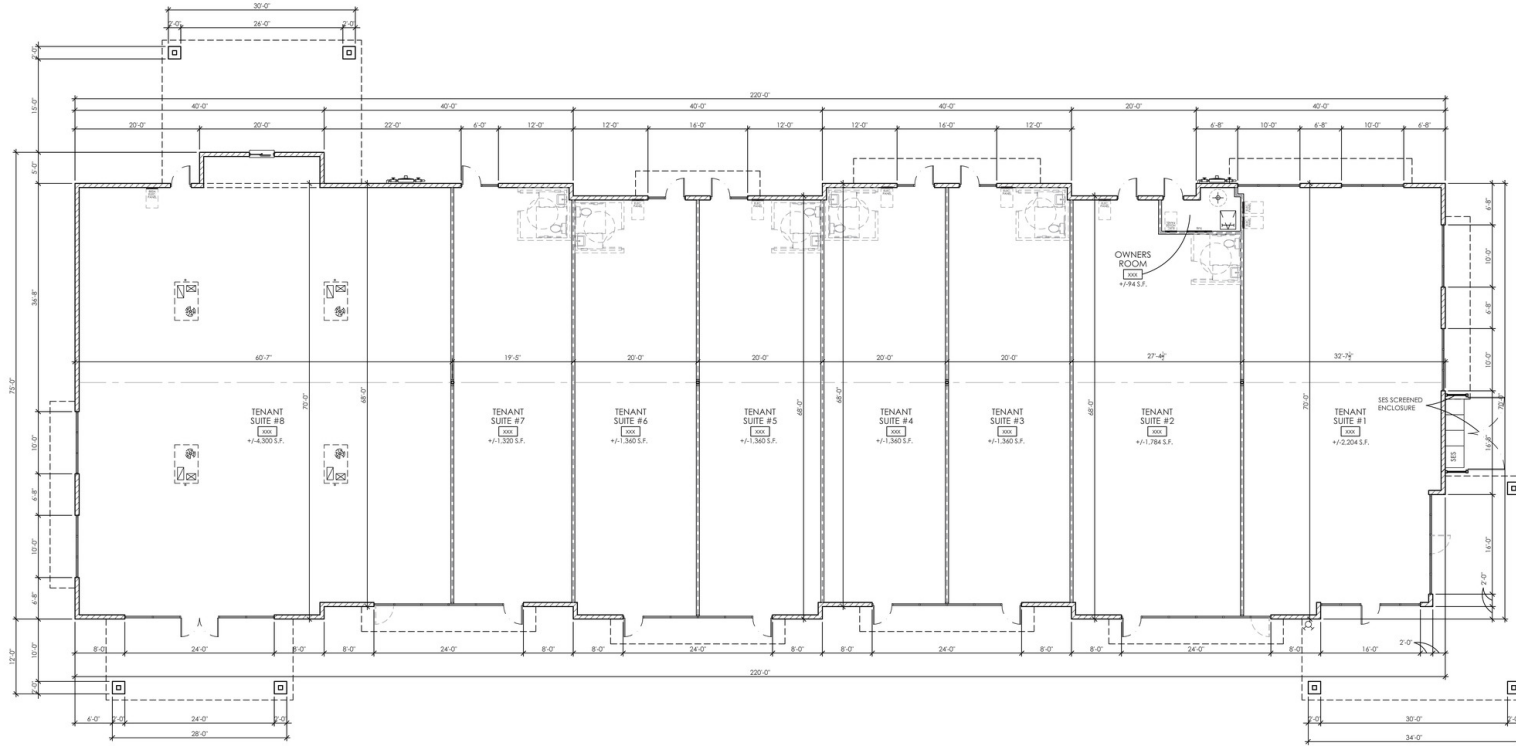
Located in the hottest area in the SE Valley! Across the street from major retailers and restaurants. Adjacent to Fulton Homes and just South of the SR-24 Freeway. All of the traffic funnels here into Queen Creek and San Tan Valley.

PROPERTY HIGHLIGHTS

- Over 53,000 Cars Per Day
- Dominant intersection
- 3 Traffic lights right in front of the pieces
- Shop Space available
- Rapidly growing area

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±15,140 s.f

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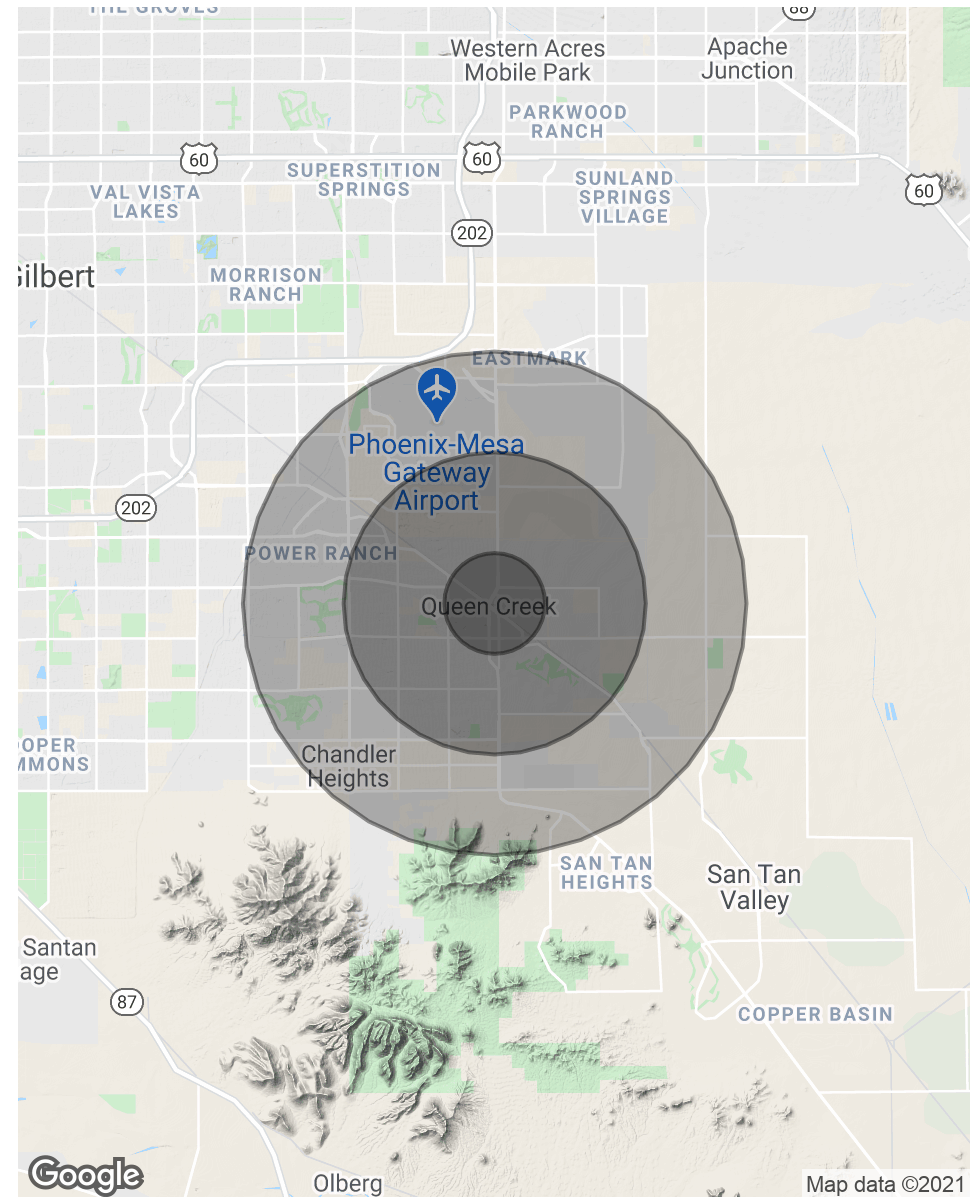
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,371	21,253	61,352
AVERAGE AGE	27.8	28.7	30.1
AVERAGE AGE (MALE)	27.4	28.5	29.4
AVERAGE AGE (FEMALE)	29.2	28.9	30.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	656	6,016	18,323
# OF PERSONS PER HH	3.6	3.5	3.3
AVERAGE HH INCOME	\$84,991	\$89,908	\$86,939
AVERAGE HOUSE VALUE	\$315,471	\$337,012	\$326,618

* Demographic data derived from 2010 US Census



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