

# QUEEN CREEK STATION

NWC ELLSWORTH LOOP RD & RITTENHOUSE RD  
QUEEN CREEK, AZ 85142

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# Executive Summary



## OFFERING SUMMARY

Available SF: 2,400

Lot Size: 2.0 Acres

Market: Phoenix

Submarket: Queen Creek

Traffic Count: +50,000 CPD

## PROPERTY OVERVIEW

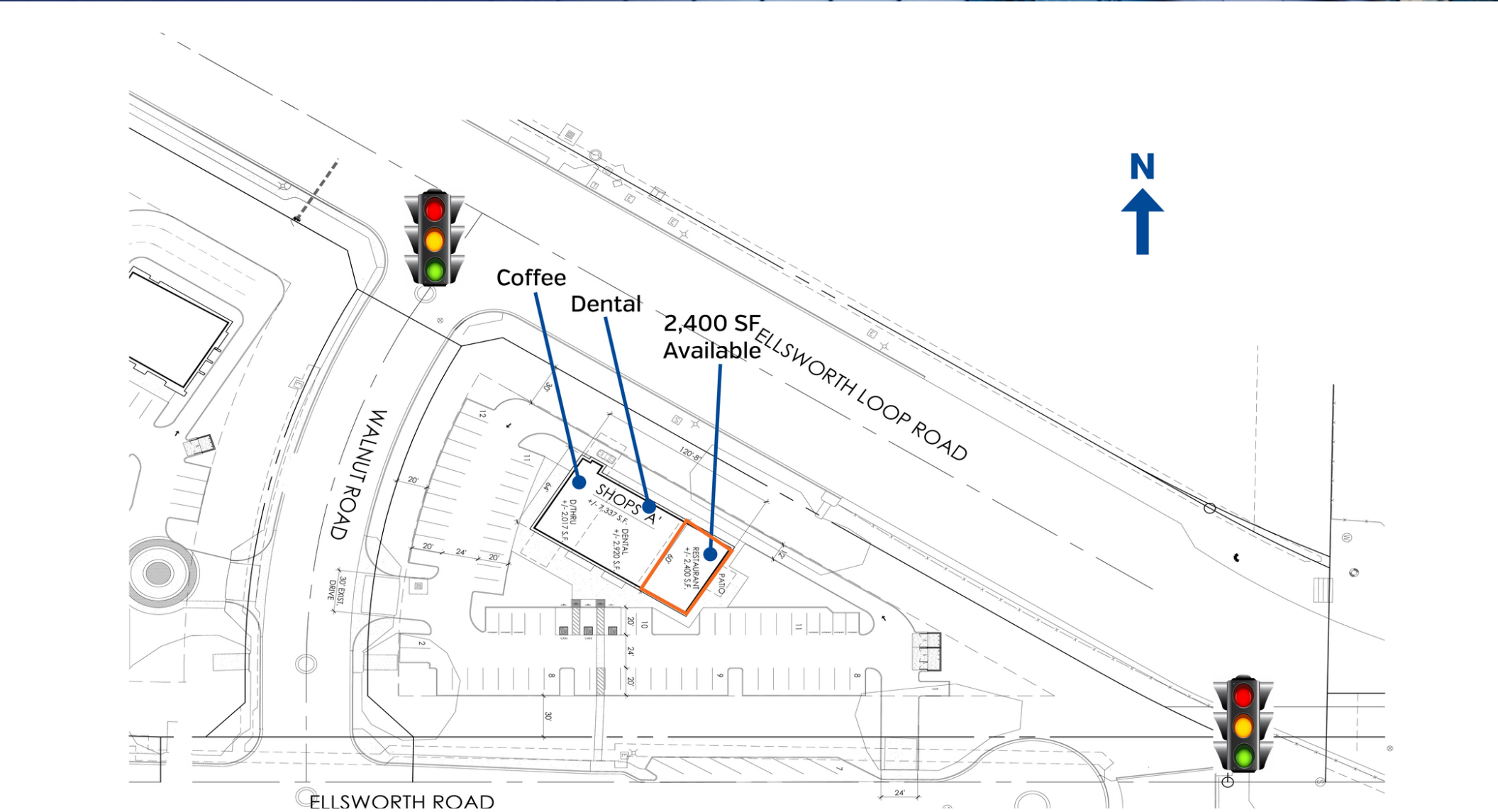
Located in the hottest area in the SE Valley! Across the street from major retailers and restaurants. Adjacent to Fulton Homes and just South of the SR-24 Freeway. All of the traffic funnels here into Queen Creek and San Tan Valley.

## PROPERTY HIGHLIGHTS

- Only 2,400 SF end-cap remaining with patio!
- Already signed coffee user and dental group
- Over 50,000 Cars Per Day
- Dominant intersection
- 3 Traffic lights right in front of the property
- Rapidly growing area



# Site Plan



# 2 Acre Pad | Rendering



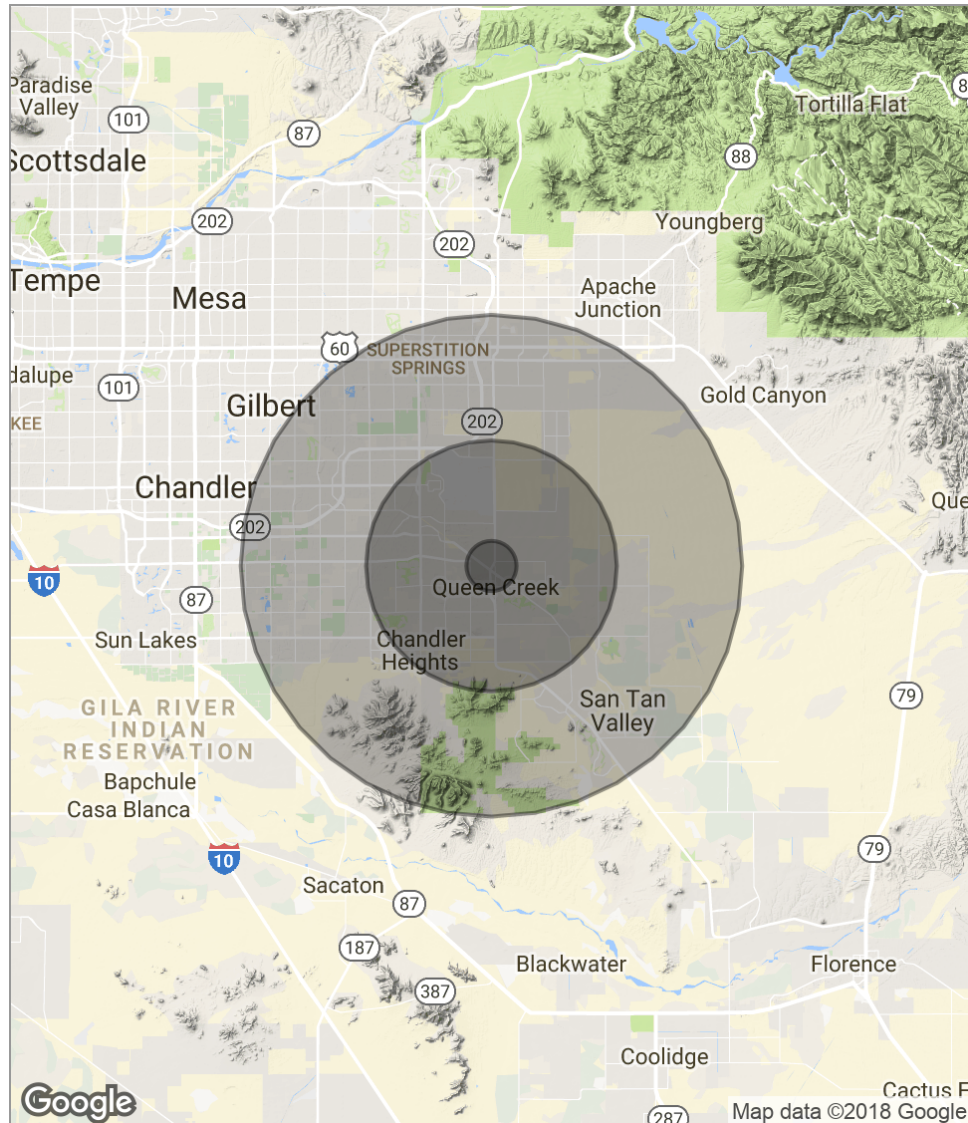


# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,139	61,266	343,200
Median age	27.5	30.0	33.1
Median age [male]	27.1	29.4	32.3
Median age [Female]	29.0	30.0	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	579	18,267	114,036
# of persons per HH	3.7	3.4	3.0
Average HH income	\$84,340	\$86,971	\$81,888
Average house value	\$316,783	\$329,653	\$283,911

*\* Demographic data derived from 2010 US Census*