

**COMING SOON**  
TO THE SOUTHWEST CORNER

**fray's**  
*Marketplace*

**EoS**  
**FITNESS**

**Breaking Ground Nov 2022**

DEVELOPMENT BY  
 **SIMON**CRE

PADS FOR SALE OR LEASE



**SIGNAL BUTTE &  
QUEEN CREEK RD**

Queen Creek, AZ



# property summary

AVAILABLE	PAD 1 - 2,200 SF	ZONING	C-2 Town of Queen Creek
	PAD 2 - 11,390 SF		
	PAD 3 - 4,500 SF		
	PAD 4 - 2,500 SF		
LEASE RATE	Call for Rate		

## LOCATION HIGHLIGHTS

- » Median household incomes exceed \$144,000 within a 1 mile radius
- » New, planned housing is abundant in the trade area, with many active communities already under construction
- » Signal Butte Road is planned for major expansion and will connect with the future SR-24 to the north with a full-diamond interchange

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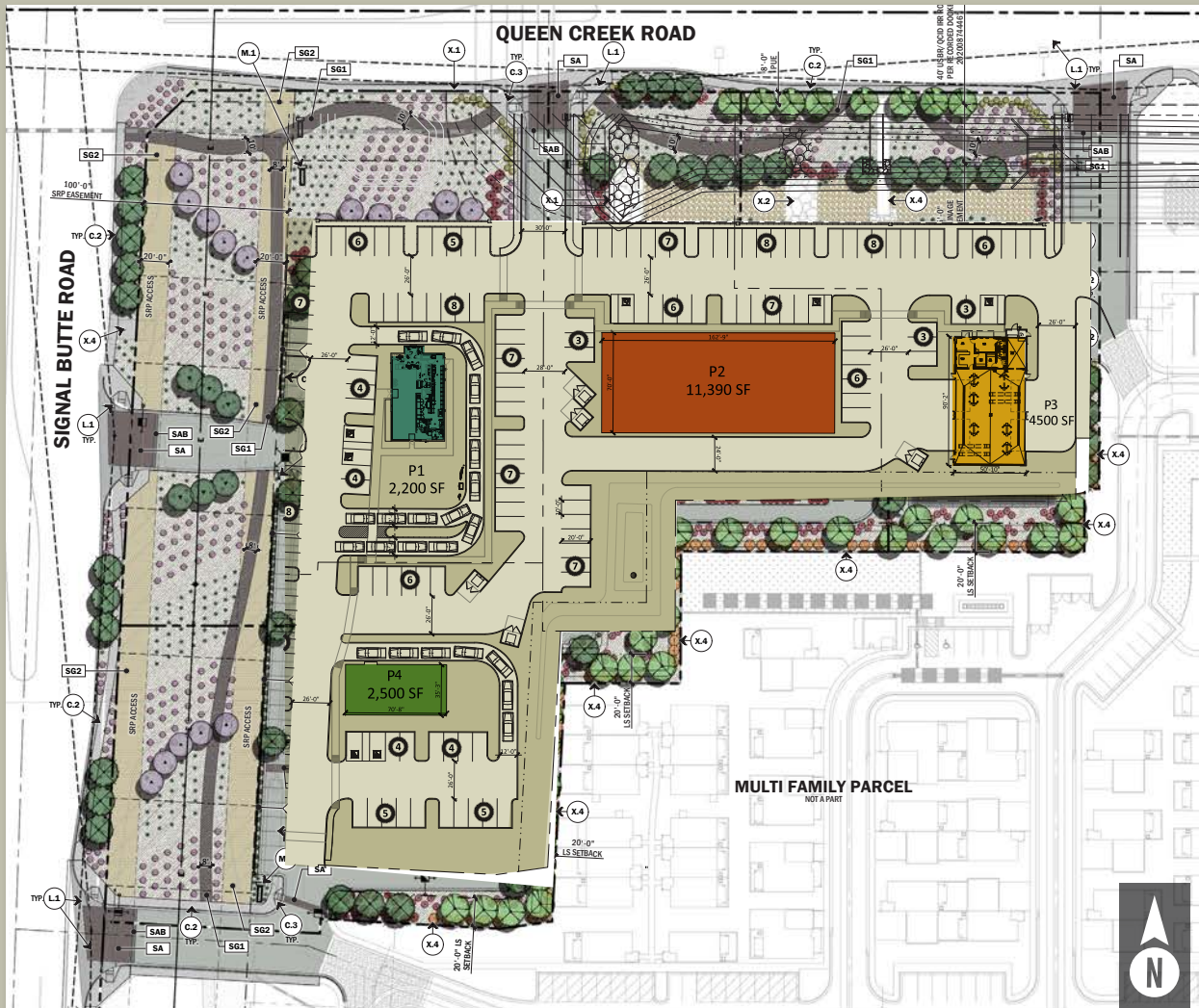
SEC

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**PCA**  
PHOENIX COMMERCIAL ADVISORS

# site plan



PAD	SF
PAD 1	2,200
PAD 2	11,390
PAD 3	4,500
PAD 4	2,500

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# zoom aerial



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# retail aerial



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## PADS FOR SALE OR LEASE

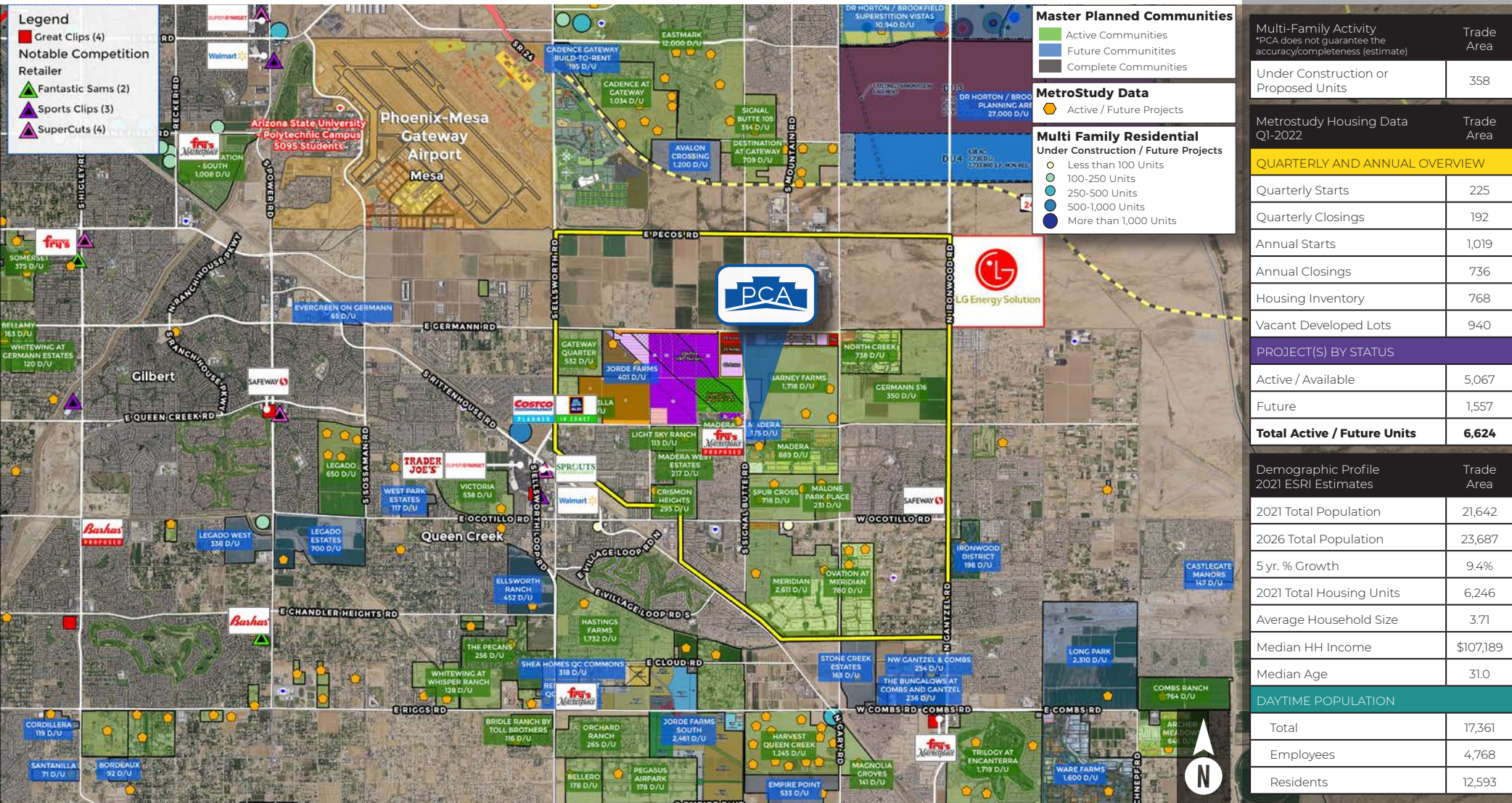
SIGNAL BUTTE & QUEEN CREEK RD



# trade area

Q1 2021

metrstudy % Zonda



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# demographics

2022 ESRI ESTIMATES



## POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Population	2,955	51,878	139,143
2027 Total Population	3,255	57,322	151,107



## HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2022 Households	857	15,663	42,389
2027 Households	943	17,270	46,226



## 2021 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$177,353	\$138,147	\$136,437
Median HH Income	\$144,593	\$109,319	\$108,355
Per Capita Income	\$48,039	\$41,541	\$41,555



## HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2022 Housing Units	919	16,942	45,586
Owner Occupied	98.4%	90.3%	90.7%
Renter Occupied	1.6%	9.7%	9.3%
Vacant	6.7%	7.5%	7.0%



## DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Daytime Pop	2,234	42,324	104,866
Workers	528	13,617	29,084
Residents	1,706	28,707	75,782



## BUSINESSES

	1-Mile	3-Miles	5-Miles
2022 Businesses	27	710	1,443

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DEVELOPMENT BY



**SIMON**CRE

exclusively listed by

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