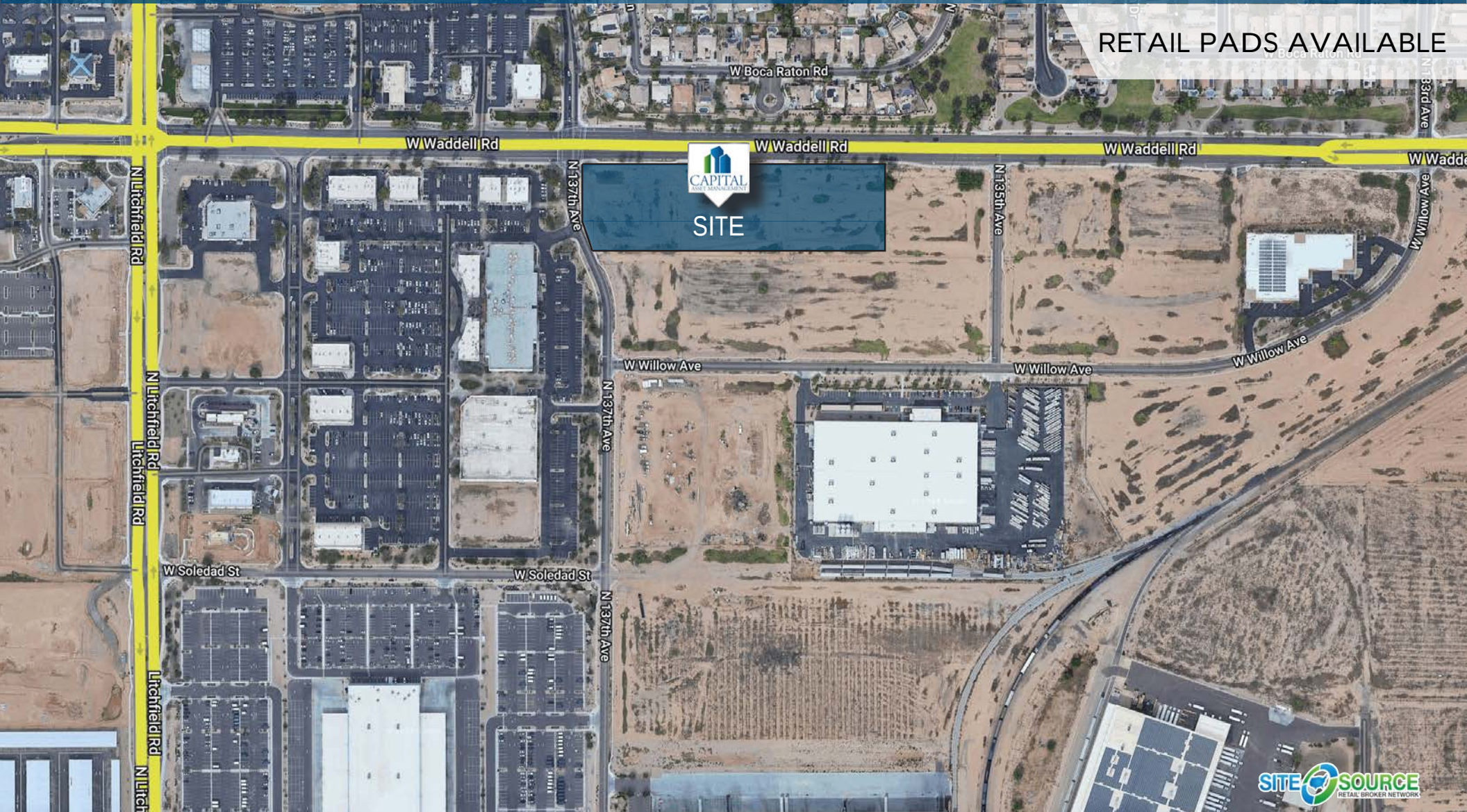


E/SEC LITCHFIELD & WADDELL ROAD LITCHFIELD, ARIZONA 85379

RETAIL PADS AVAILABLE



SITE SOURCE
RETAIL BROKER NETWORK



HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE ±4 AC Retail Pads

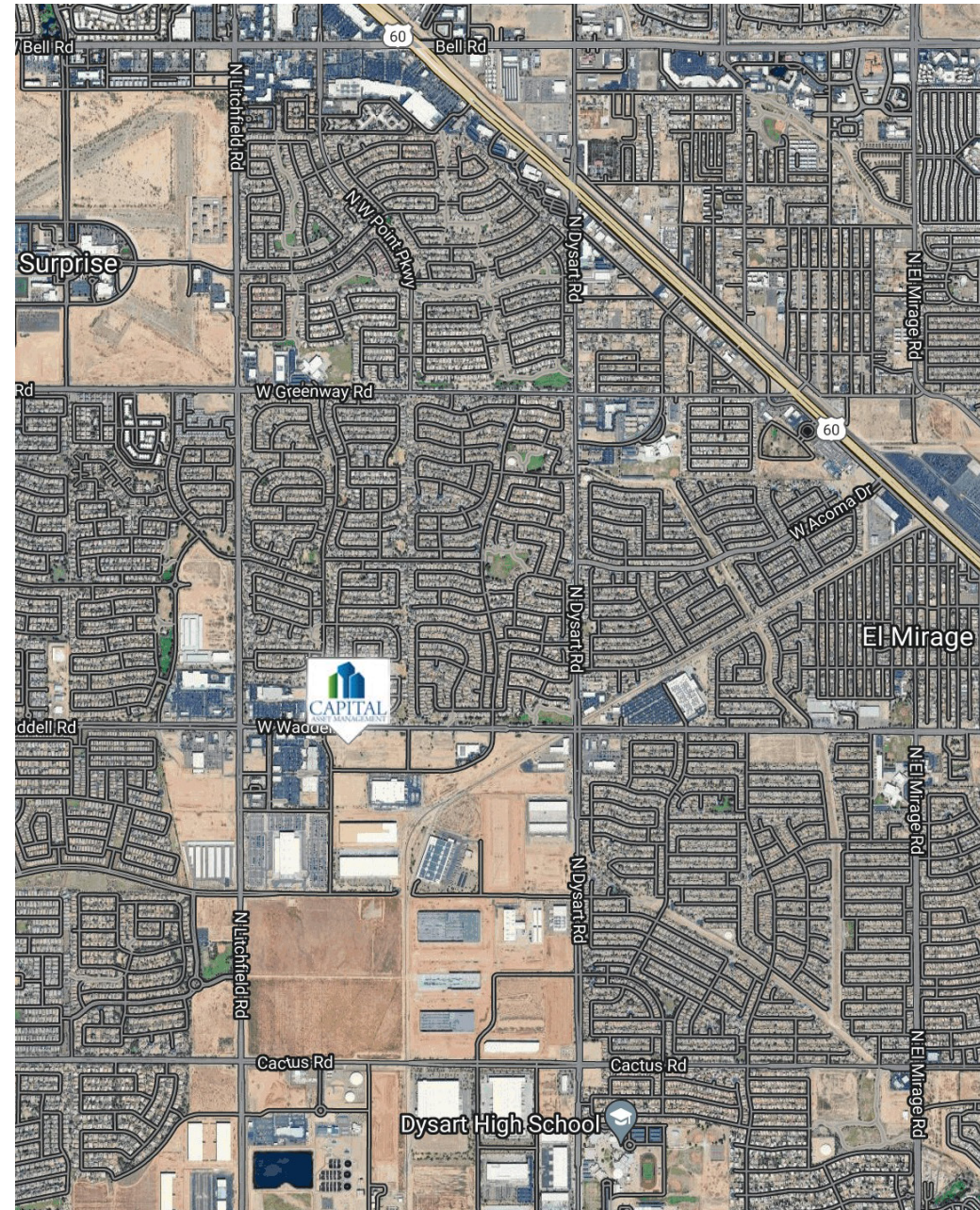
- ±4 Acre New Development Opportunity Available for Sale, Ground Lease, Build to Suit
- ±600 feet of frontage along Waddell Road
- Excellent ingress/egress
- Stop light at 137th Avenue & Waddell Road
- PAD sizes are flexible
- Contact agent for pricing

NEARBY RETAIL:

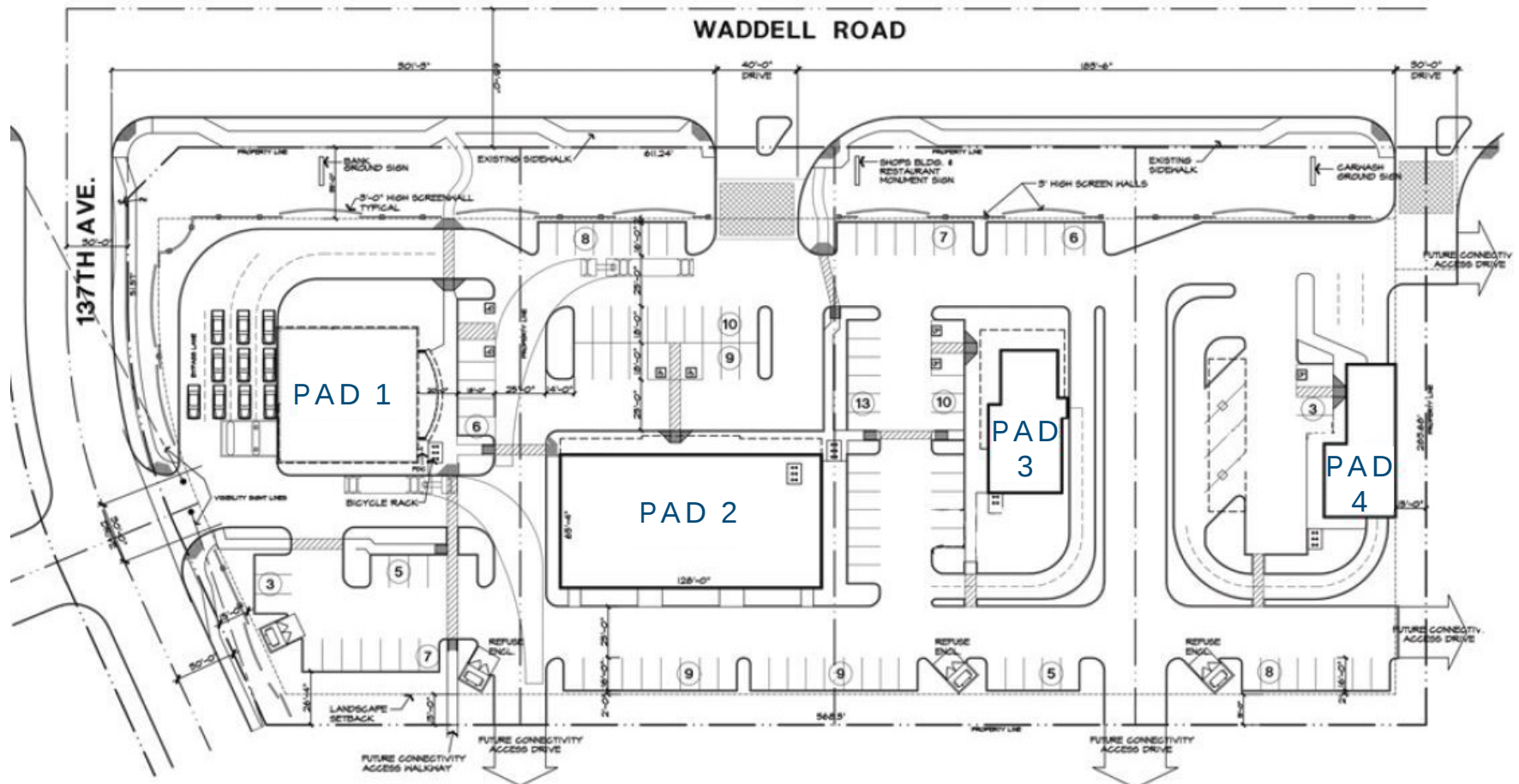


TRAFFIC COUNTS

N Litchfield Rd: 8,809 VPD **E** Waddell Rd: 8,979 VPD
S Litchfield Rd: 8,972 VPD **W** Waddell Rd: 8,859 VPD



SITE PLAN



CONCEPTUAL SITE PLAN - 1

SCALE: 1" = 30'-0"

NORTH



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,925	110,147	211,478
Average Age	36	38	45
Average Age (Male)	35	37	44
Average Age (Female)	37	39	46



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$111,581	\$98,975	\$96,517
Average House Value	\$446,087	\$375,142	\$401,967



HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	3.2	3	2.6



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	1,596	16,035	37,896
Total Businesses	314	2,384	5,314



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	4,305	33,863	86,787
2028 Households	4,734	35,841	91,291

