

**1.85 ACRES  
AVAILABLE  
FOR SALE  
SURPRISE, AZ**

# COMMERCIAL PAD AVAILABLE

15474 W. GREENWAY ROAD  
SURPRISE, AZ



## PROPERTY INFORMATION

### FEATURES:

- **COMMERCIALLY ZONED LAND WITH FRONTAGE ON GREENWAY RD**
  - **±1.85 ACRES (80,609 SF)**
- **±1 MILE FROM SURPRISE STADIUM (SPRING TRAINING HOME OF THE TEXAS RANGERS AND KANSAS CITY ROYALS)**
- **ADJACENT TO VALLEY VISTA HIGH SCHOOL (±2,395 STUDENTS)**
- **STRONG DEMOGRAPHICS**
- **DENSE POPULATION**
- **HIGH INCOMES**

### NEIGHBORING TENANTS:



## DEMOGRAPHICS ESRI

### 2018 ESTIMATED POPULATION

1 MILE:	16,944
3 MILE:	103,303
5 MILE:	186,815

### 2018 ESTIMATED AVG. HH INCOME

1 MILE:	\$72,479
3 MILE:	\$76,057
5 MILE:	\$72,483

### 2018 ESTIMATED TRAFFIC COUNTS ESRI

N/S ON REEMS RD: 21,402 VPD  
E/W ON GREENWAY RD: 21,736 VPD



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