

LAND FOR SALE | ±6.28 TOTAL ACRES

Surprise, Arizona



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PROPERTY FEATURES

Location	NW/SWC US 60 & West Patton Road
Size	±6.28 Total Acres ±0.78 Acres (±34,181 Square Feet) ±5.50 Acres (±239,653 Square Feet)
APN	503-51-027B (Maricopa County) 503-51-027C (Maricopa County)
Zoning	CC (Community Commerical), City of Surprise
Price	Call for Pricing
Area Features:	<ul style="list-style-type: none"> • Major route to Las Vegas, NV and Kingman, AZ • ±6.0 miles northwest of Loop 303 freeway Diamond • Excellent visibility • Full turning movement on Grand Avenue

TRAFFIC COUNTS**

North/South on US 60	14,582 Vehicles per day
West on Patton @ US 60	4,286 Vehicles per day

DEMOGRAPHICS*

	3 Mile Radius	5 Mile Radius
2019 Population		
Total Population	5,435	13,273
Median Age	34.7	36.1
2019 Income		
Median HH Income	\$63,574	\$66,564
Average HH Income	\$75,703	\$75,016
2019 Households		
Total Households	1,686	4,189
Average Household Size	3.22	3.17

Source: *ERSI 2019; **CoStar 2018