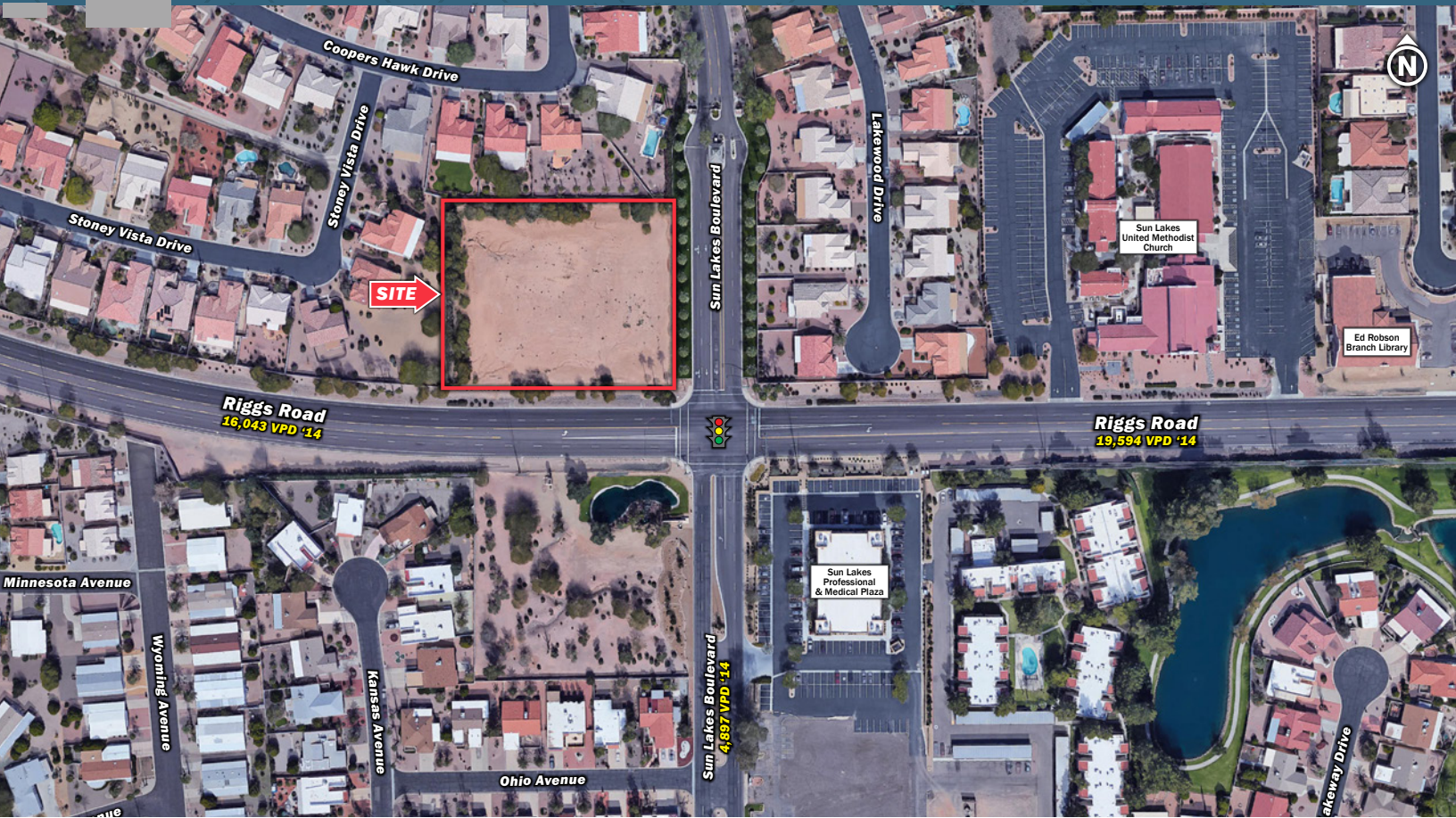


FOR LEASE

# Pad Opportunity

NWC Riggs Road & Sun Lakes Boulevard | Sun Lakes, Arizona 85248



## Overview

AVAILABLE

±2 acres  
87,201 SF

## Description

- APN # 303-50-001Y
- C-2 Zoning
- Last undeveloped commercial lot in Sun Lakes
- Signalized intersection
- 2 miles from I-10 & Riggs Road exit

## Demographics

	1 MILE	3 MILE	5 MILE
2016 Estimated Population	6,906	28,812	80,277
2021 Estimated Population	7,277	31,033	86,975
Average Household Income	\$62,795	\$93,273	\$104,462

Year: 2016 | Source: Esri

## Contact

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## Traffic Counts

Riggs Road	19,594 VPD
Sun Lakes Boulevard	4,897 VPD

Year: 2014 | Source: MPSI

