

COMMERCIAL LAND/PADS & PROPOSED INDUSTRIAL LAND

SWC LITCHFIELD RD & CACTUS RD
SURPRISE, AZ

*±3.47 AC (Pad B)
1-3 Pads Available*

*±6.67 AC (Pad C)
Can be rezoned to Industrial*

Partially improved property

Strong daytime employment in the trade area

Zoning C-2, City of Surprise

±3 miles east of Loop 303 & ±2 miles north of
Northern Pkwy

Call for pricing

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SWC LITCHFIELD RD & CACTUS RD



POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL POPULATION	5,895	89,808	207,124
2029 PROJECTED	5,943	88,894	209,193
2024 - 2029 GROWTH	0.2%	-0.2%	0.2%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.5	34.5	42.5
% FEMALE	50.4%	50.5%	51.4%
% MALE	49.6%	49.5%	48.6%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL HOUSEHOLDS	1,799	28,584	81,011
2029 PROJECTED	1,837	28,603	82,197
2024 AVERAGE HH INCOME	\$154,496	\$114,532	\$100,191

Data Source: ©2025, Sites USA

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For more information, contact

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