

GROUND LEASE OR BUILD TO SUIT

DRIVE THRU OPPORTUNITY

# 442 East Wickenburg Way, Wickenburg, AZ

24,829 SF lot for development: Ground lease or build to suit



## Property Features

- Property next to the #3 McDonalds in the entire state
- Entitled for drive thru
- Top stop en route to Las Vegas
- Strong populations growth: 5% YOY/ Wickenburg Ranch – 3,000 homes
- Strong tourism revenue

## Traffic Counts

E Wickenburg Way	24,350 Vehicles Per Day
W Wickenburg Way	23,066 Vehicles Per Day
US 60	23,234 Vehicles Per Day

## Demographics

	1 Miles	3 Miles	5 Miles	10 Miles
Population	2,117	6,523	8,488	10,248
Avg Household Income	\$80,233	\$92,773	\$87,698	\$84,546
Total Business	166	409	506	542
Total Employees	1,056	2,398	3,180	3,354

ASÍ | REAL ESTATE INVESTMENTS

7150 E Camelback Rd  
Suite 444  
Scottsdale, AZ 85251  
BROKER #BR633759000

**ALEXIS SUÁREZ**  
602.345.0058  
[alexis@asirei.com](mailto:alexis@asirei.com)