

# COMMERCIAL/RETAIL PADS AVAILABLE FOR SALE

## SEC Porter & Honeycutt Rds • Maricopa, AZ

### Commercial Land • ±0.6 to ±3.60 Acres / Divisible



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
 SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PORTER RD (±15,000 VPD\*)

HONEYCUTT RD (±12,000 VPD\*)

WHISKER ROAD

THE RANCHES AT GUNSMOKE  
UNDER CONSTRUCTION

RESIDENTIAL  
(PLANNED)

N GUNSMOKE RD

N SCARLETT DR

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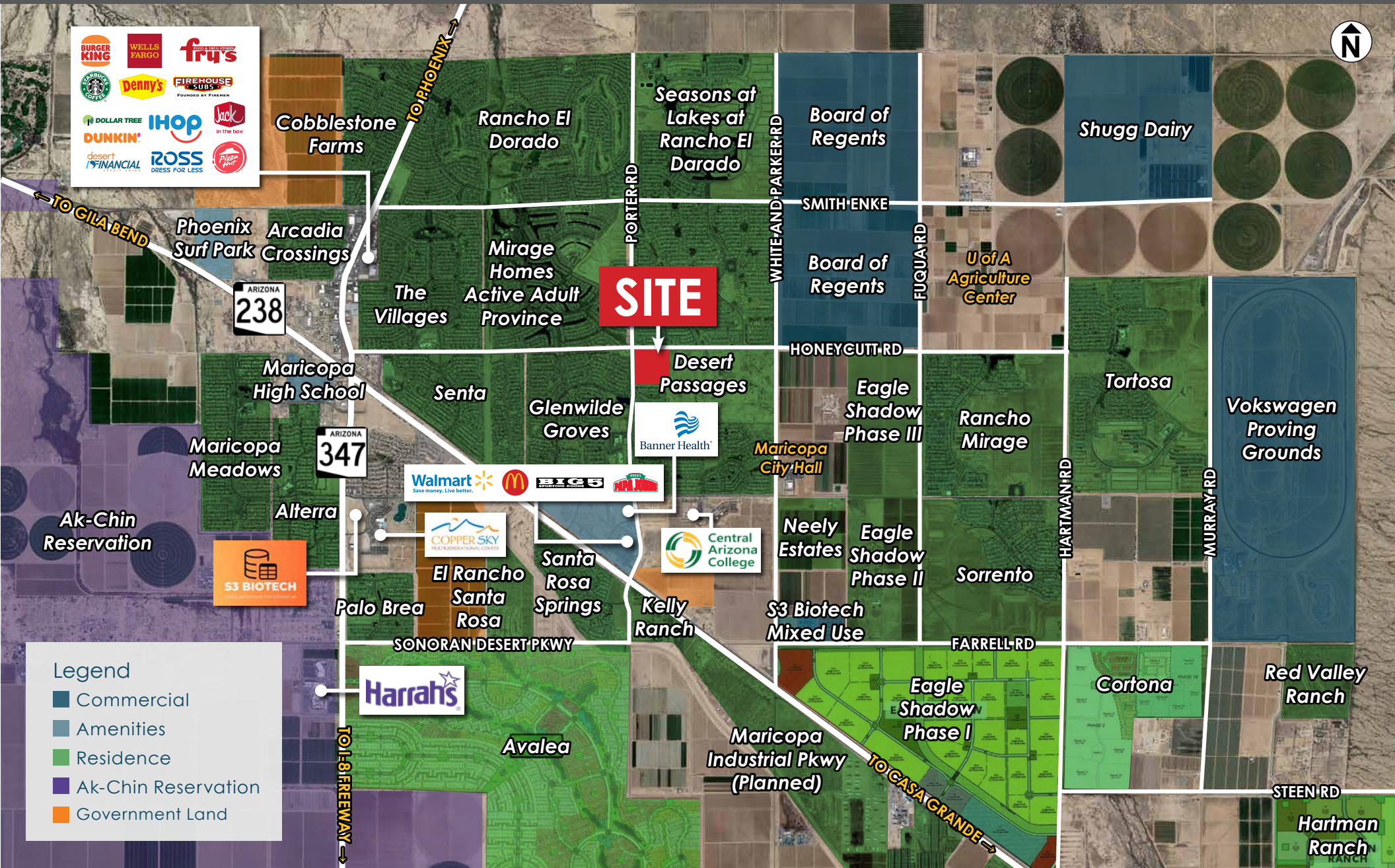
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Logos for various brands including Burger King, Wells Fargo, Fry's, Starbucks, Dunkin', IHop, Jack in the Box, Ross Dress for Less, and Pizza Hut.

**SITE**

**Legend**

- Commercial
- Amenities
- Residence
- Ak-Chin Reservation
- Government Land

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## Commercially Zoned Land (Divisible)

- Pads Available (0.76-3.60 Acres Contiguous)
- Located at major arterial crossroads
- Commercial corner in growing neighborhood
- C-2 Zoning
- Possible uses: retail, office, fast food QSR, medical, automotive, etc.

## Demographics Source: CoStar 2024

Demographics	3 Mi	5 Mi
Population	57,292	65,566
Households	19,463	22,041
Median Household Income	\$89,300	\$87,541

## Traffic Counts Source: CoStar 2024 (Traffic Count Year 2022)

Collection Street	Cross Street	Traffic Count
W Honeycutt Rd	N Porter Rd W/E	6,040/7,026
N Porter Rd	W Honeycutt Rd N/S	6,425/4,802



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