

# HUDSON STATION | 22101 E QUEEN CREEK RD, QUEEN CREEK, AZ

Projected Opening Q2 2024



**ACRES:**  
±21.78

**ADDRESS:**  
22101 E QUEEN CREEK RD, QUEEN CREEK, AZ

**SQUARE FEET:**  
±197,830

**ZONING:**  
C-2  
COMMERCIAL

**SUMMARY:**

Located in the rapidly growing community of Queen Creek, Arizona, this grocery anchored center's 5-mile trade area boasts an average household income of over \$100,000 and a population in excess of 130,000. In addition, there are over 60,000 housing units slated to begin construction within the trade area in the near future.



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# OVERVIEW

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$148,906	\$114,455	\$115,031

### Total Population

1 Mile	3 Miles	5 Miles
2,998	55,111	136,732

### Daytime Population

1 Miles	3 Miles	5 Miles
2,362	17,114	38,991

### Total Households

1 Mile	3 Miles	5 Miles
670	15,933	40,339

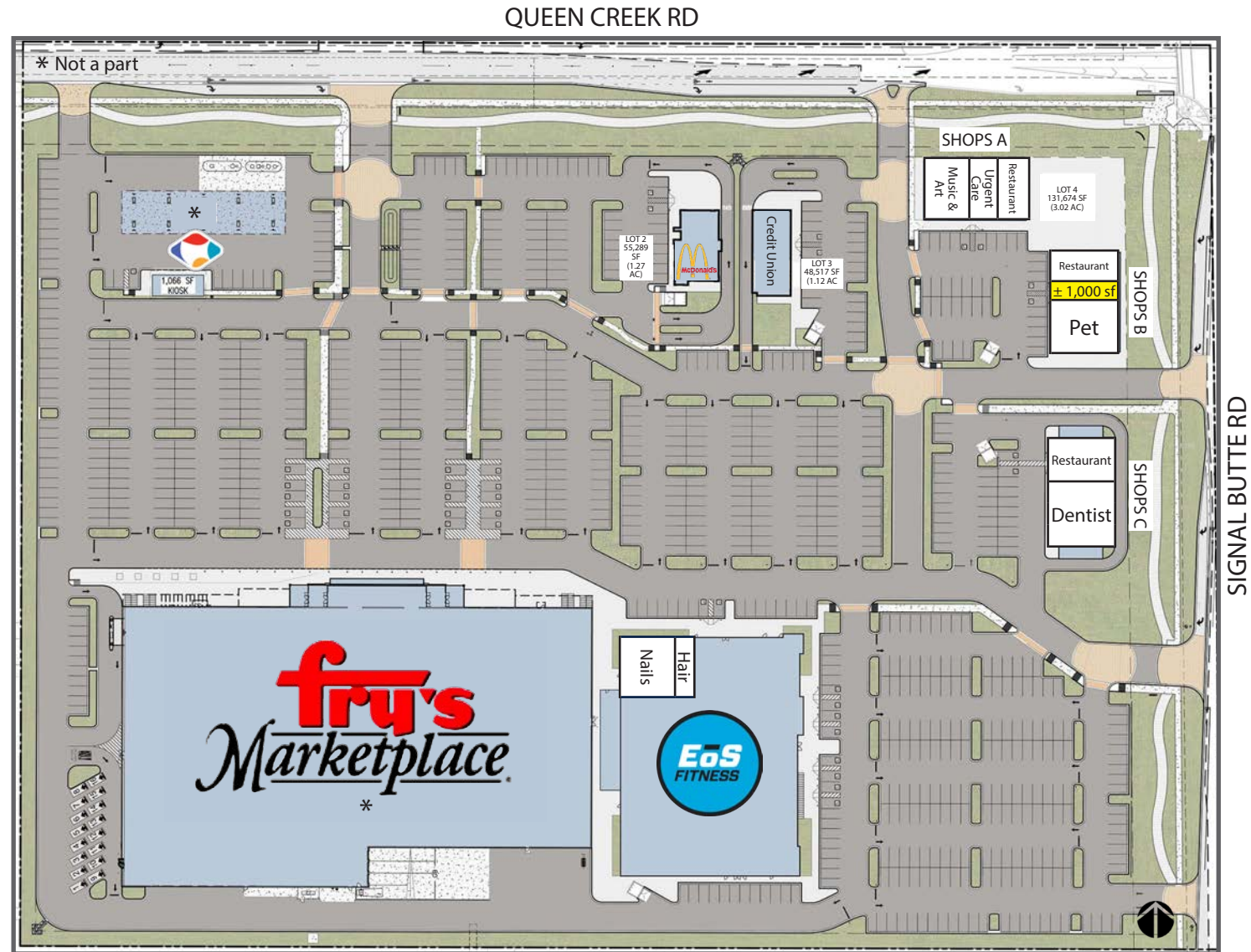
## AVAILABLE

Shops & Pads.

## TRAFFIC

Queen Creek Rd: 19,000 VPD

Signal Butte Rd: 19,000 VPD



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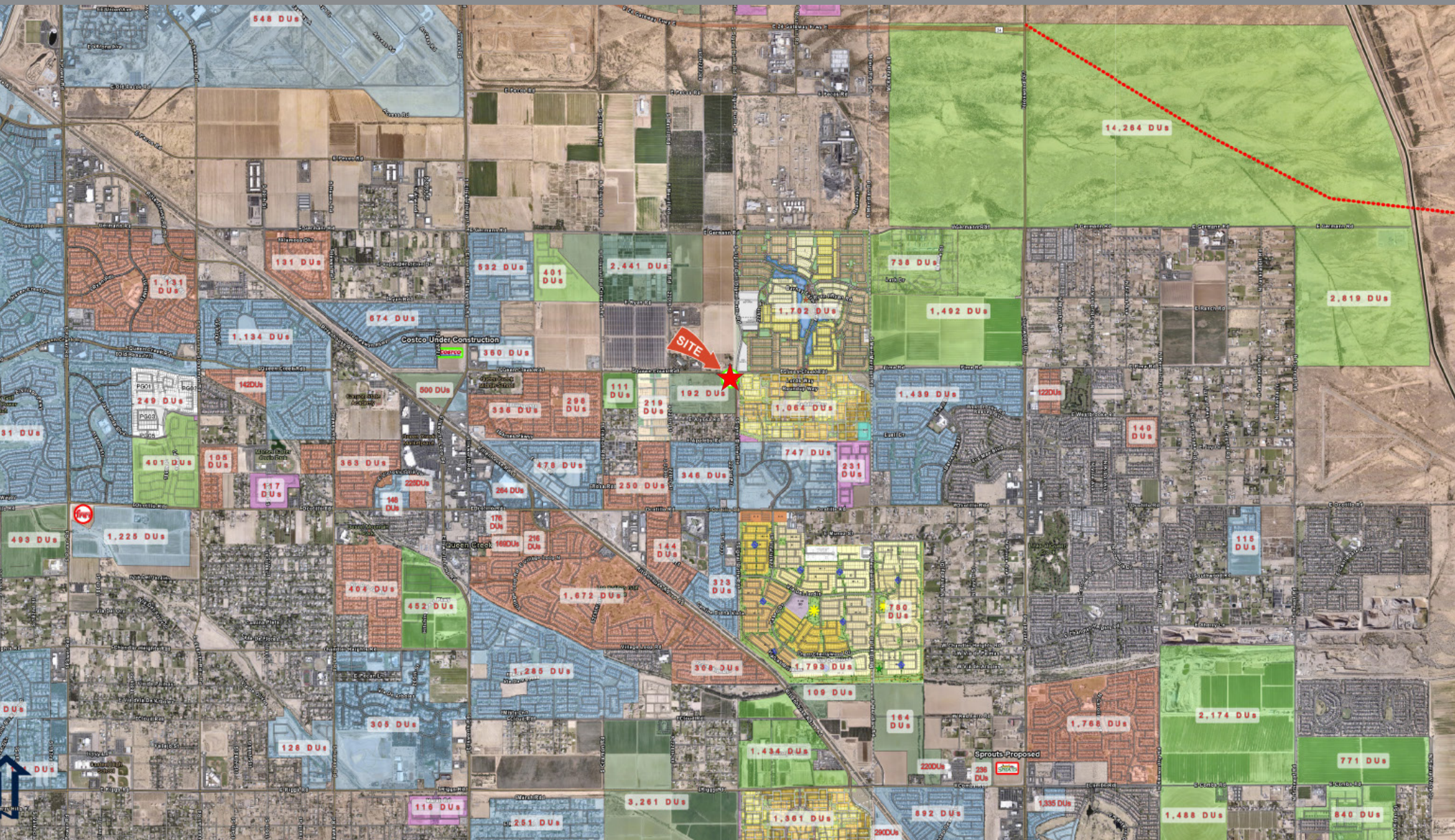
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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



## KEY FACTS

136,731

Population

31.5

Median Age



40,339

Households

\$76,732

Median Disposable Income

## EDUCATION

7%

No High School Diploma



23%

High School Graduate



38%

Some College



32%

Bachelor's/Grad/Prof Degree

## INCOME



\$96,541

Median Household Income



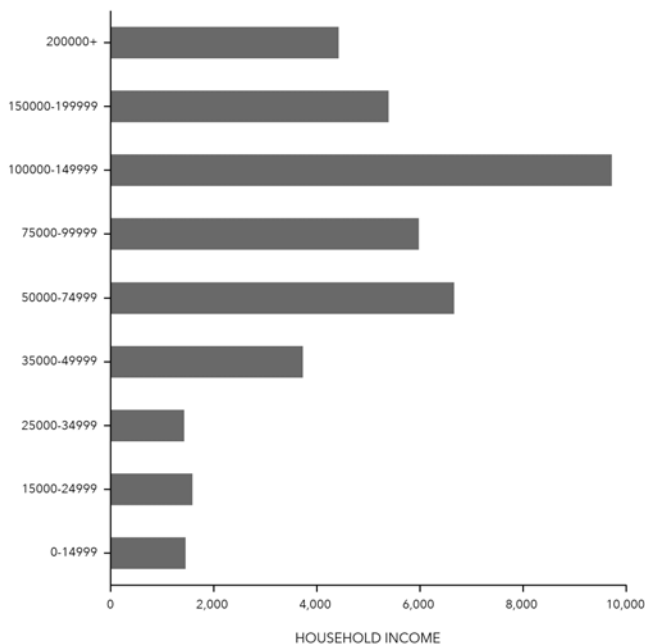
\$33,871

Per Capita Income



\$266,863

Median Net Worth



## Households By Income

The largest group: \$100,000 - \$149,999 (24.1%)

The smallest group: \$25,000 - \$34,999 (3.5%)

Indicator ▲	Value	Diff	
<\$15,000	3.6%	-4.2%	
\$15,000 - \$24,999	3.9%	-3.2%	
\$25,000 - \$34,999	3.5%	-4%	
\$35,000 - \$49,999	9.2%	-3.1%	
\$50,000 - \$74,999	16.5%	-1.6%	
\$75,000 - \$99,999	14.8%	+1%	
\$100,000 - \$149,999	24.1%	+6.9%	
\$150,000 - \$199,999	13.3%	+5.8%	
\$200,000+	11%	+2.4%	

Bars show deviation from Maricopa County

## Average Household Size

for this area

3.39

which is more than the average for United States

Area	Value ▼	0	4
This area	3.39		
Maricopa County	2.68		
Arizona	2.63		
United States	2.58		

## EMPLOYMENT

71%

White Collar

17%

Blue Collar

12%

Services

4.7%

Unemployment Rate



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