

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

Projected Opening Q1 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

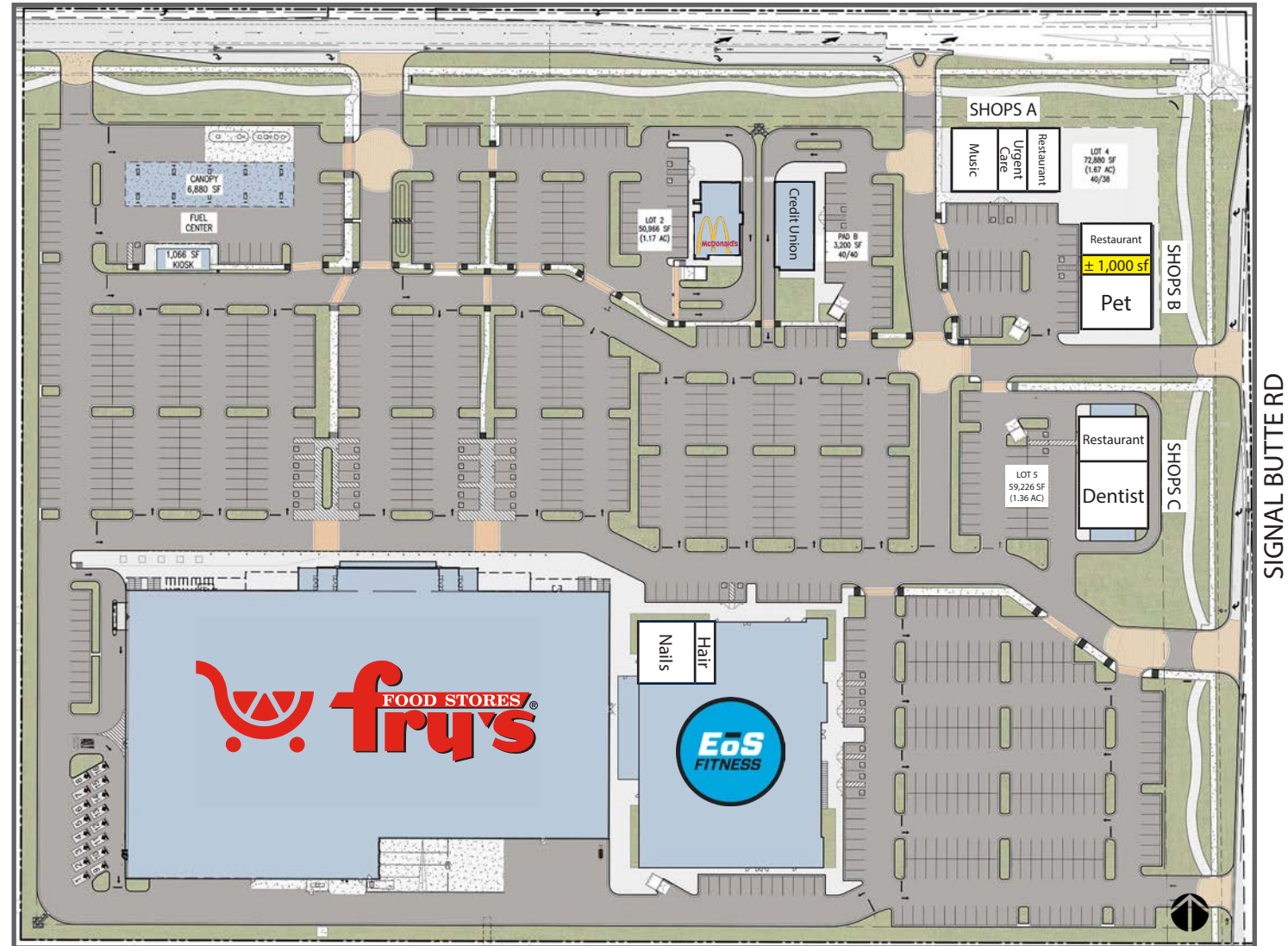
Shops & Pads.

TRAFFIC

Queen Creek Rd: 19,000 VPD

Signal Butte Rd: 19,000 VPD

QUEEN CREEK RD



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The map displays a residential area with various colored overlays and density labels. A red star and arrow point to a specific 'SITE' located near a 'Costco Under Construction' and a 'Sprint' store. The map shows numerous lots with density labels in DU's (Dwelling Units) and is divided into different colored zones (blue, green, yellow, orange, purple).

Key features and labels include:

- Site Location:** A red star and arrow point to a 'SITE' located near a 'Costco Under Construction' and a 'Sprint' store.
- Density Labels:** Numerous lots are labeled with density values in DU's (Dwelling Units), such as 1,131 DU's, 1,134 DU's, 1,225 DU's, 1,492 DU's, 1,702 DU's, 1,064 DU's, 1,430 DU's, 1,480 DU's, 1,768 DU's, 2,174 DU's, 771 DU's, 840 DU's, 1,488 DU's, 1,335 DU's, 290 DU's, 892 DU's, 1,361 DU's, 3,261 DU's, 119 DU's, 305 DU's, 120 DU's, 462 DU's, 1,672 DU's, 300 DU's, 1,795 DU's, 109 DU's, 164 DU's, 220 DU's, 296 DU's, 231 DU's, 747 DU's, 1,004 DU's, 192 DU's, 219 DU's, 111 DU's, 288 DU's, 356 DU's, 380 DU's, 674 DU's, 131 DU's, 548 DU's, 549 DU's, 493 DU's, 401 DU's, 195 DU's, 117 DU's, 404 DU's, 176 DU's, 216 DU's, 144 DU's, 320 DU's, 170 DU's, 294 DU's, 478 DU's, 546 DU's, 250 DU's, 140 DU's, 228 DU's, 363 DU's, 142 DU's, 249 DU's, 51 DU's, 1,131 DU's, 1,134 DU's, 1,225 DU's, 493 DU's, 401 DU's, 195 DU's, 117 DU's, 404 DU's, 176 DU's, 216 DU's, 144 DU's, 320 DU's, 170 DU's, 294 DU's, 478 DU's, 546 DU's, 250 DU's, 140 DU's, 228 DU's, 363 DU's, 142 DU's, 249 DU's, 51 DU's.
- Color Zones:** The map is divided into different colored zones, including blue, green, yellow, orange, and purple.
- Infrastructure:** A red dashed line runs diagonally across the top right. A red arrow points to a 'SITE' near a 'Costco Under Construction' and a 'Sprint' store.



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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



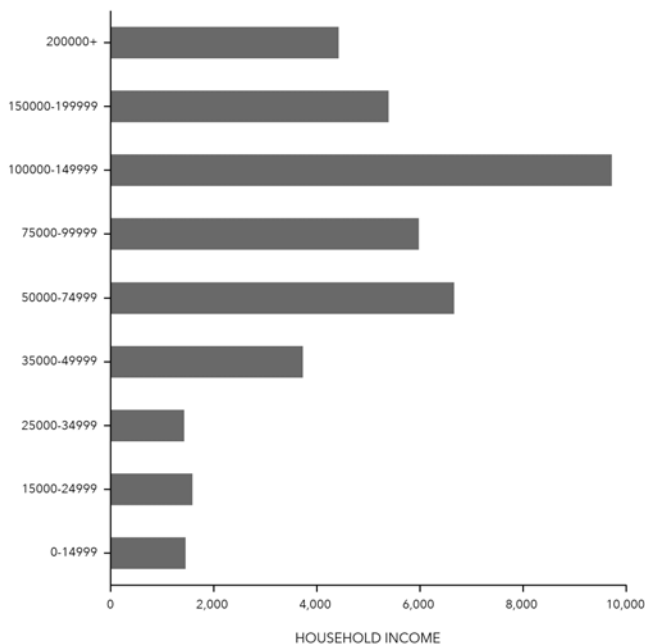
\$33,871

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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