PERFECT FOR RETAIL, MEDICAL, OR HOSPITALITY

2.2 Acres For Sale In Maricopa

NNEC Honeycutt Rd & John Wayne Pkwy, Maricopa, AZ 85138

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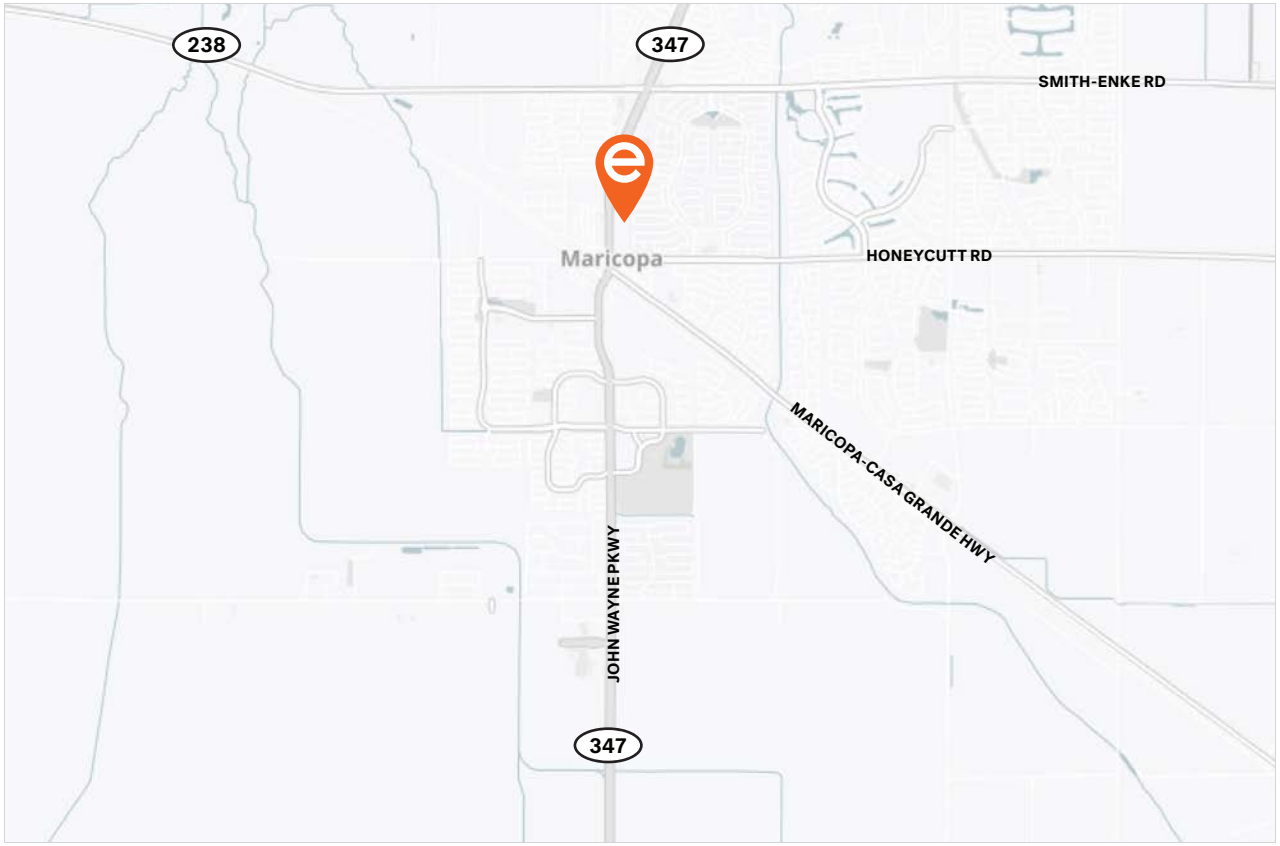

LOCATION

NNEC Honeycutt Rd & John Wayne Pkwy
Maricopa, AZ 85138

SIZE

±2.2 ac

ZONING

CB-2 (Maricopa)

TRAFFIC COUNTS

31,857 CPD	20,385 CPD
John Wayne Pkwy	Honeycutt Rd

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	15,671	63,898	72,202
DAYTIME POPULATION	13,592	44,647	48,974
MED HH INCOME	$90,854	$91,331	$90,956

AREA RETAILERS

Sprouts Farmers Market, Marshalls, Harbor Freight Tools, Dutch Bros, Fast & Friendly Car Wash, Carl's Jr, Discount Tire, Jimmy John's, MOD Pizza, Crumbl Cookies, Cold Beer & Cheeseburgers, Supercuts, Culver's, Brake Masters, Big O Tires, Sherwin Williams

PROPERTY INFORMATION

- City of Maricopa population is approximately ±73,300, increasing 25% since 2020. Recognized among the fastest-growing U.S. cities (2024)
- Construction began June 2025 on the new Field House at Copper Sky—expanding tournament and recreation capacity
- Apex Motor Club adding a clubhouse and more garage-condos; new ownership announced a ~$30M investment to expand amenities.
- Arizona's Office of Economic Development projects 4% employment growth (2023–2033). Light industrial and flex trending west of SR-347 and along SR-238; interest from last-mile, building products, and ag-adjacent users

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