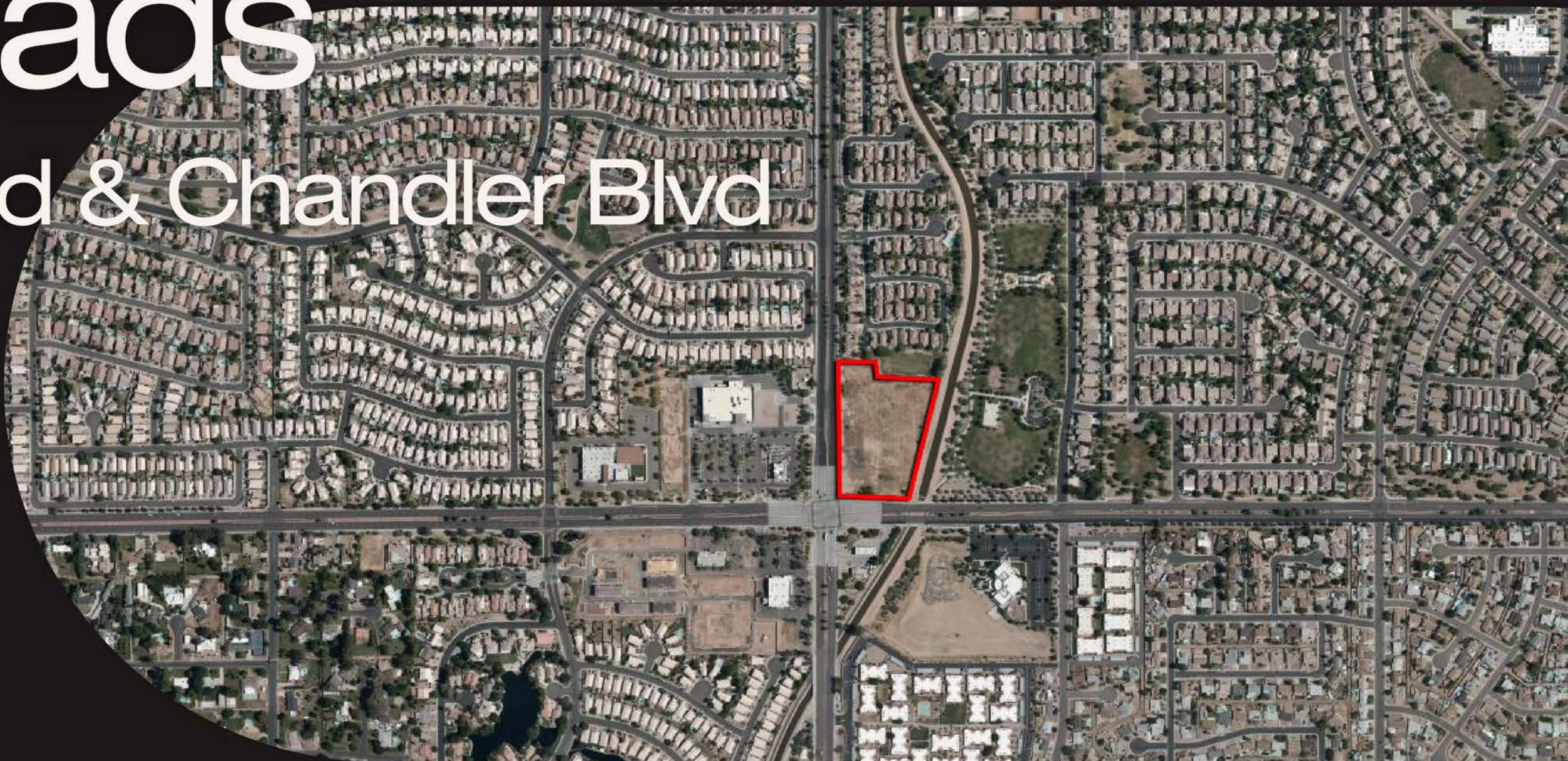




CHANDLER, AZ

Retail Pads

NEC Cooper Rd & Chandler Blvd



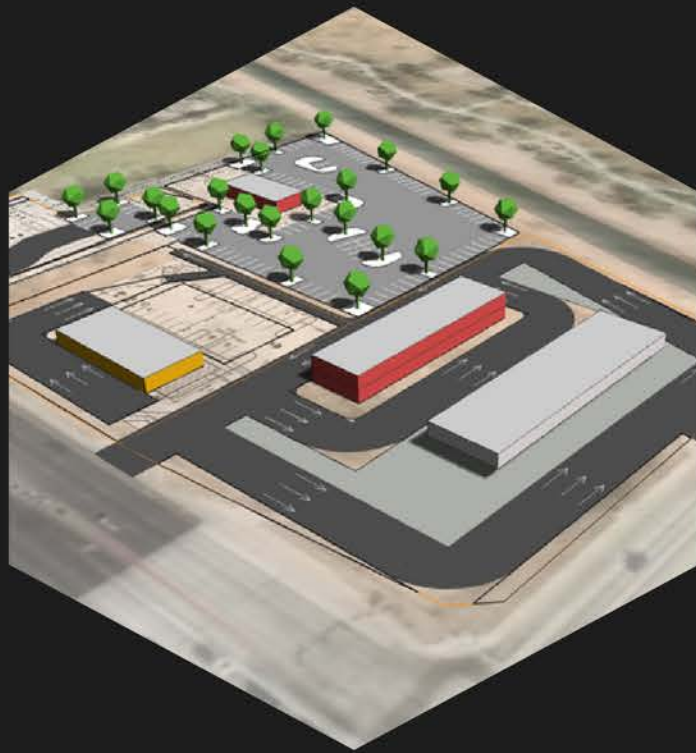
Developed By:



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Project Overview



Prime Chandler Corner Pads Ideal for Expanding Retailers. These pads located at the corner of Chandler Blvd and Cooper Rd in Chandler, Arizona present a golden opportunity for expanding retailers to locate in a dense infill location.

The strategic location boasts excellent visibility and easy freeway access to the Loop 202 located 2 miles south.

The property is surrounded by a mix of established residential neighborhoods and thriving commercial, creating a dynamic retail environment. Major retailers in the trade area include Wal-Mart neighborhood grocers and Fry's Marketplace.

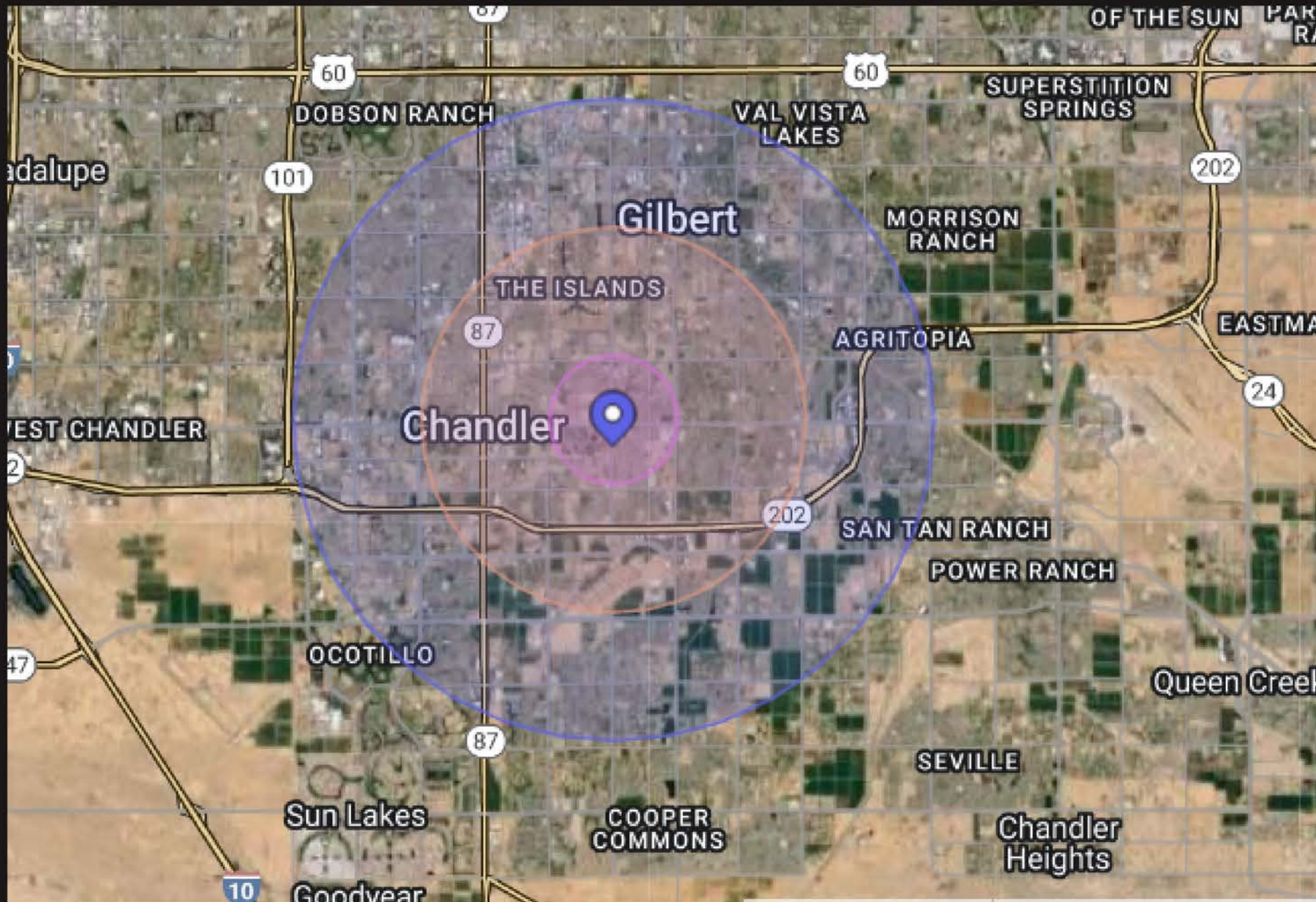
With a total size of 5.6 acres, the site can be parceled into 4 pads.

Don't Miss Out on This Prime In Fill Retail Pad Opportunity!



Demographics

1 | 3 | 5 MILE RADIUS



	1 Mile	3 Mile	5 Mile
Est Population	18,869	127,073	339,518
Est Households	6,937	45,307	121,073
Med HH Income	\$109,052	\$96,201	\$101,288

Traffic Counts

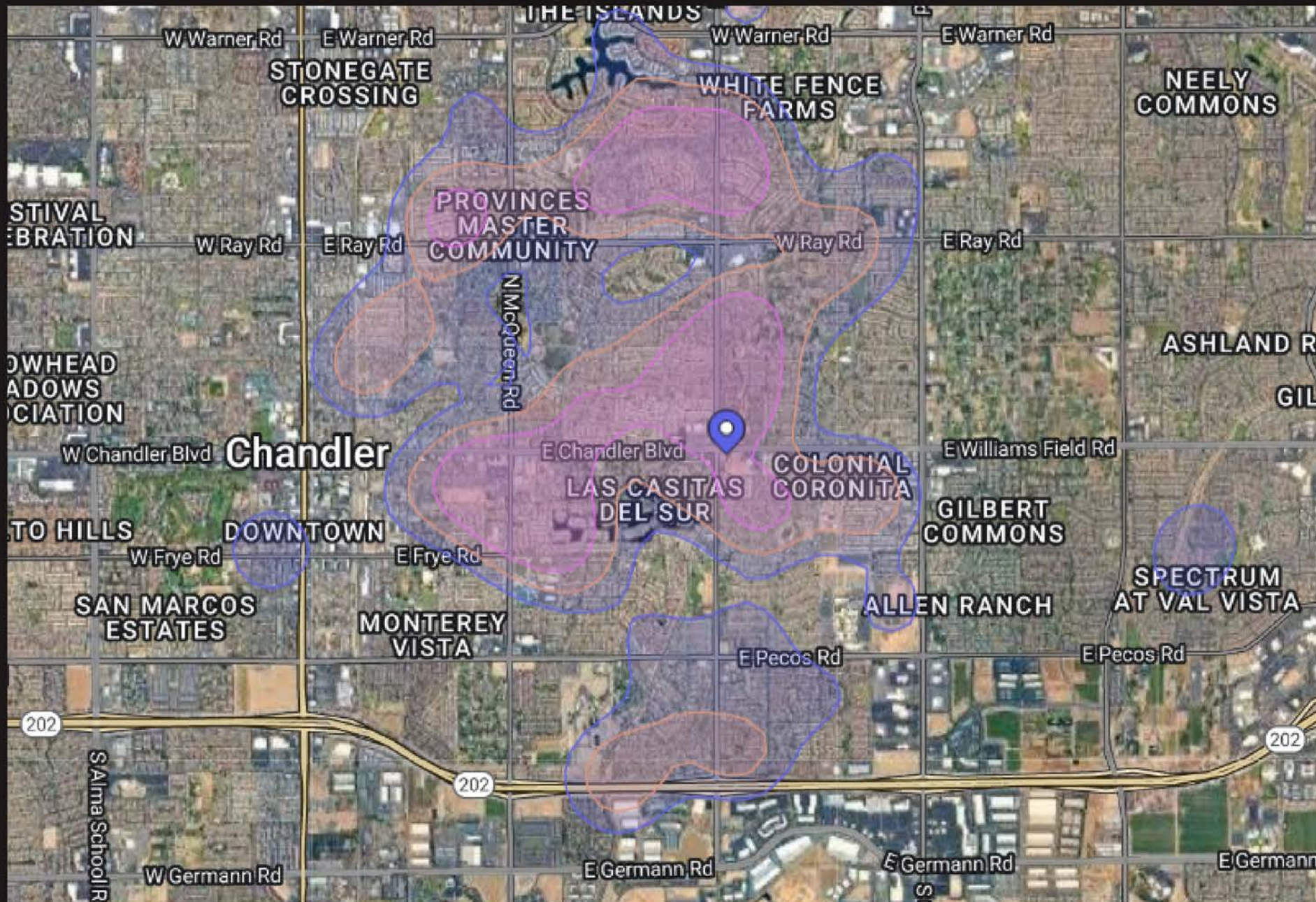
Chandler Blvd: 26,313 CPD
 Cooper Rd: 26,591 CPD

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Demographics

TRUE TRADE AREA



% of Visit	30%	50%	70%
Est Population	12,295	26,663	53,168
Est Households	4,433	9,874	19,186
Med HH Income	\$92,204	\$99,257	\$94,552

Traffic Counts

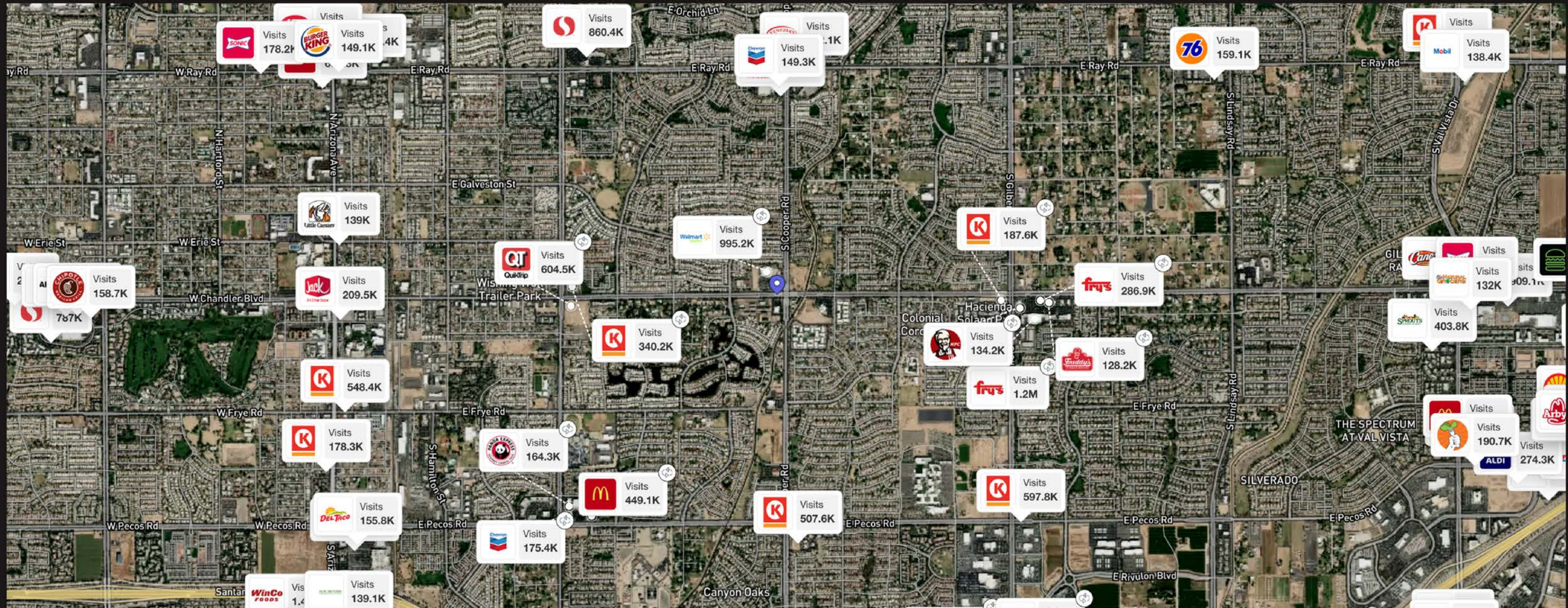
Chandler Blvd: 26,313 CPD
 Cooper Rd: 26,591 CPD

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Retail Trade Area

MARKET ANALYSIS



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SITE AERIALS



Site Plan

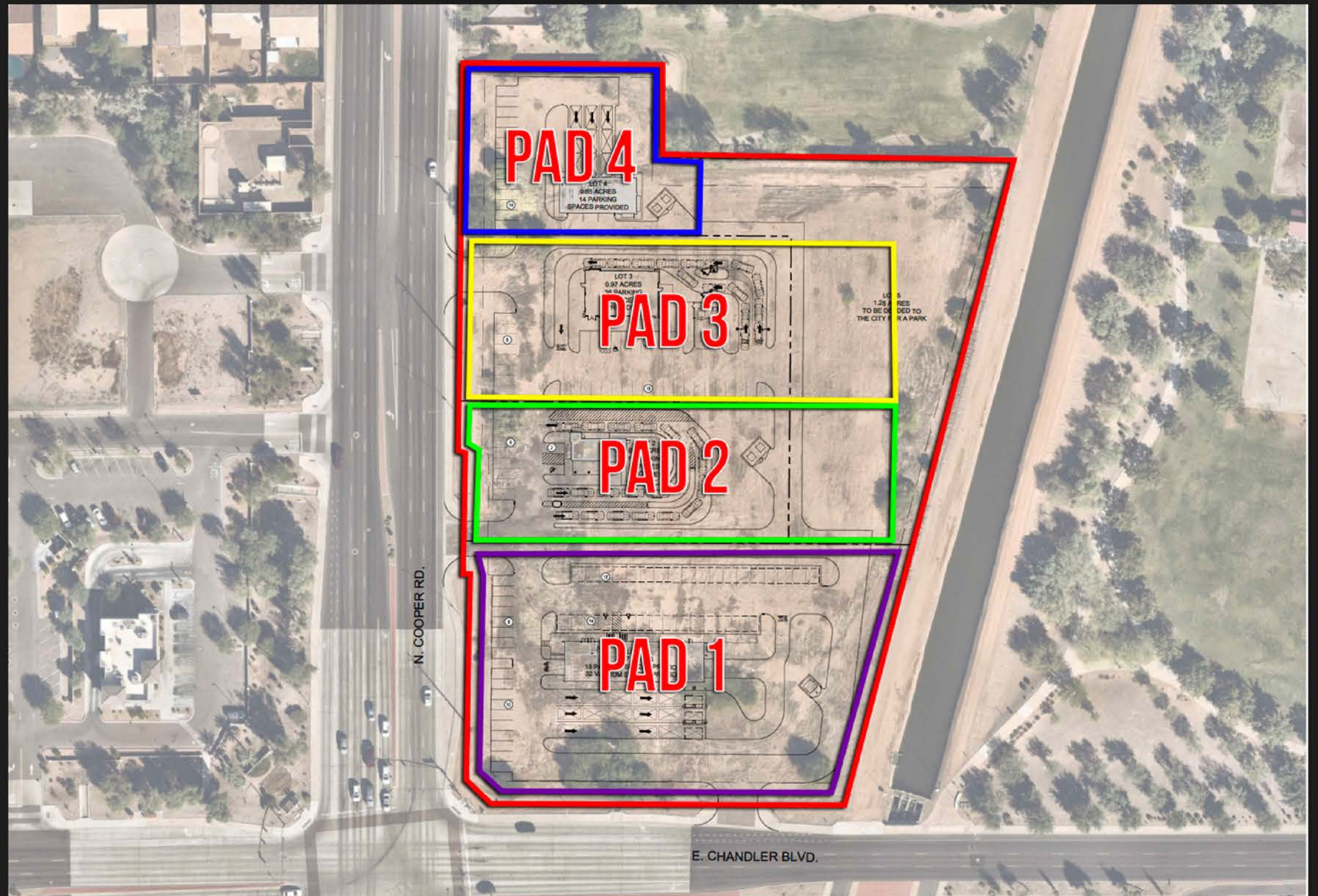
Concept Layout

1 x Car Wash pad

1 x Large QSR pad

1 x Coffee/Small QSR pad

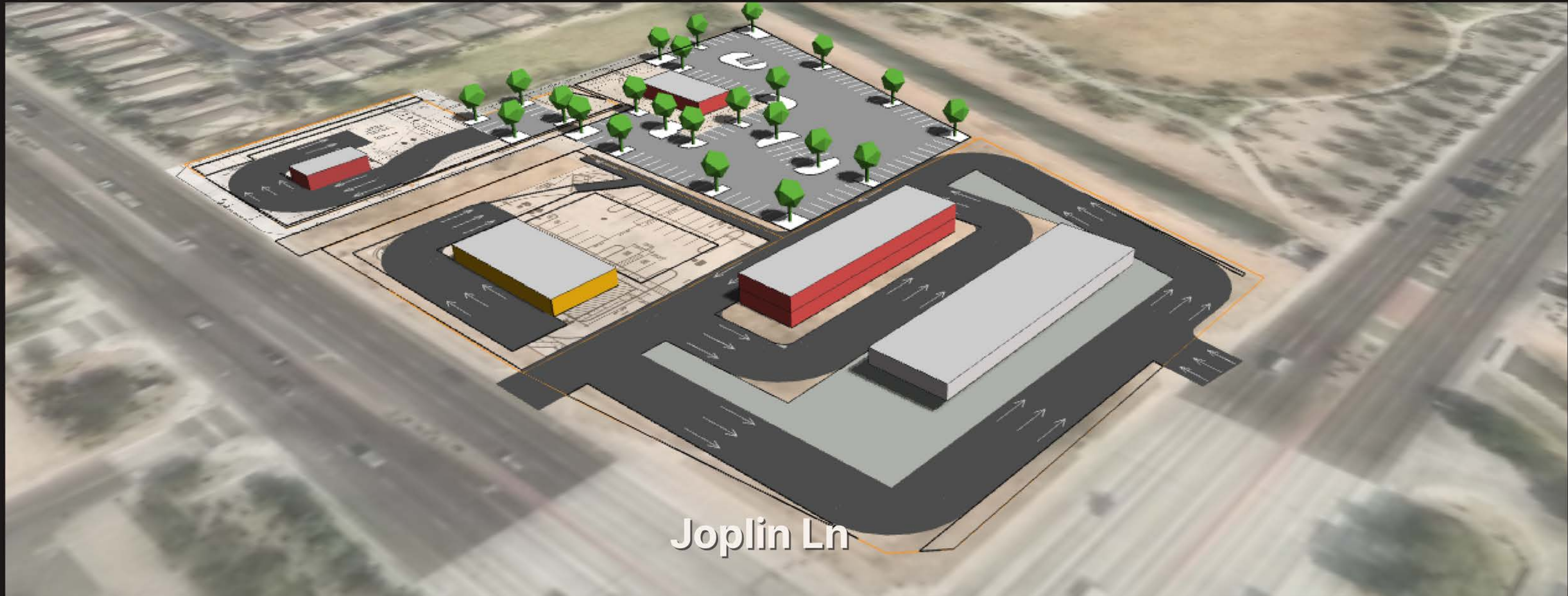
1 x Auto Oil Change





Concept Site Layout

SITE PLAN



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