

SHOPS & PADS AVAILABLE

NEW DEVELOPMENT



S/SWC COTTON LN & LOWER BUCKEYE RD | GOODYEAR, AZ



ZACHARY PACE
602.734.7212
zpace@pcaemail.com

GREG LAING
602.734.7207
glaing@pcaemail.com



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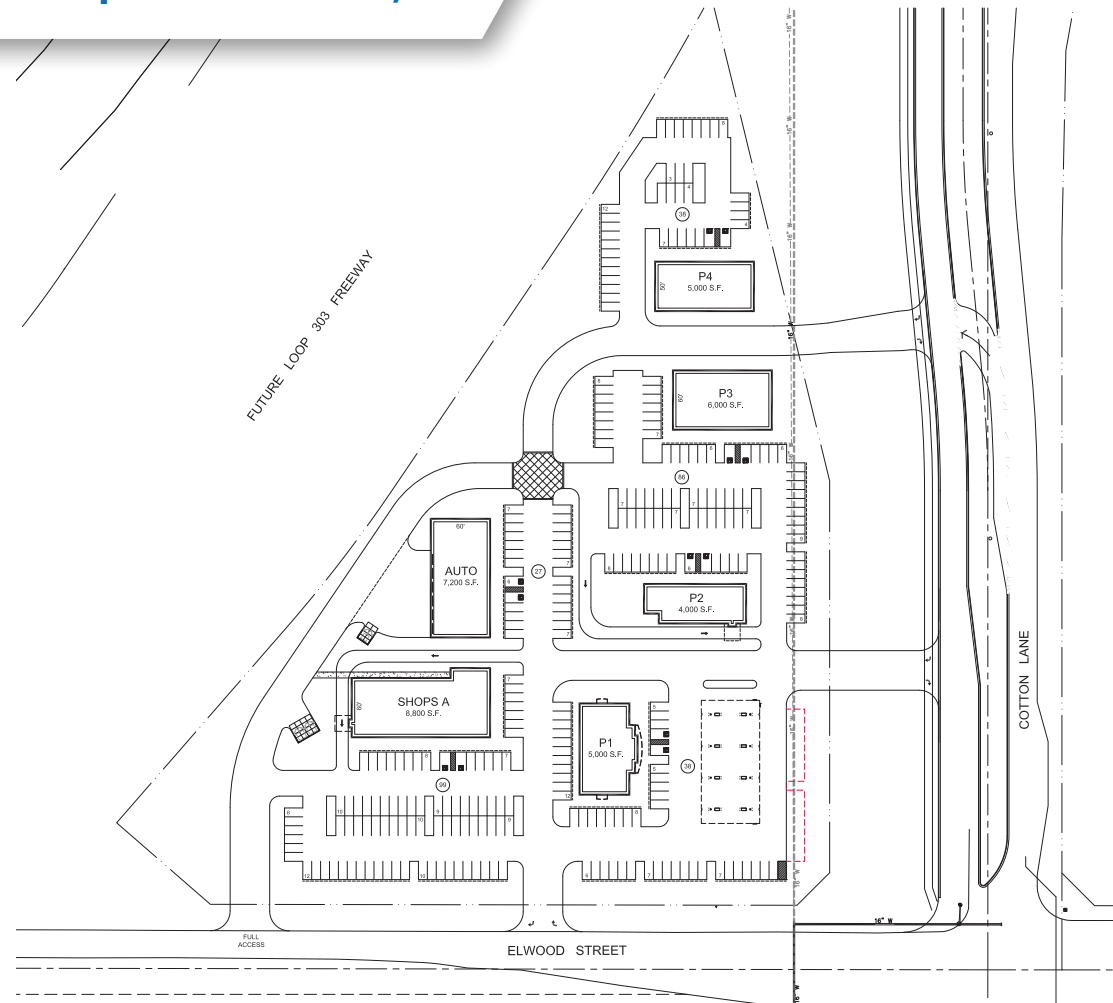
PROPERTY DETAILS

- Please call for pricing
- Site backs up to the new Loop 303 Freeway that will connect with the new SR-30 further south
- Strong employment in the immediate area with Amazon distribution center (975 employees), Macy's distribution center (1,008 employees), and Huhtakmaki (180 employees)
- The surrounding trade area has 1000's of new single-family homes planned
- Close proximity to the Phoenix-Goodyear Airport and Goodyear Ballpark (MLB Spring Training complex for Cleveland Indians and Cincinnati Reds)

TRAFFIC COUNTS

| | | | |
|----------|-----------------------|----------|----------------------|
| N | ±8,249 VPD (NB & SB) | E | ±2,215 VPD (EB & WB) |
| S | ±11,157 VPD (NB & SB) | W | ±1,206 VPD (EB & WB) |

ADOT 2005, 2018, 2019 / MCDOT 2018



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DEMOGRAPHICS



| | 1-Mile | 3-Miles | 5-Miles |
|-----------------------|--------|---------|---------|
| 2019 Total Population | 5,591 | 35,244 | 76,841 |
| 2024 Total Population | 6,350 | 39,699 | 86,272 |



| | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2019 Households | 1,776 | 11,220 | 24,167 |
| 2024 Households | 2,011 | 12,606 | 27,360 |



| | 1-Mile | 3-Miles | 5-Miles |
|-------------------|----------|----------|----------|
| Average HH Income | \$92,096 | \$87,180 | \$90,096 |
| Median HH Income | \$80,448 | \$75,244 | \$72,764 |
| Per Capita Income | \$29,013 | \$27,595 | \$28,271 |



| | 1-Mile | 3-Miles | 5-Miles |
|--------------------|--------|---------|---------|
| 2019 Housing Units | 1,883 | 12,112 | 26,895 |
| Owner Occupied | 81.6% | 72.0% | 67.1% |
| Renter Occupied | 12.7% | 20.6% | 22.8% |
| Vacant | 5.7% | 7.4% | 10.1% |



| | 1-Mile | 3-Miles | 5-Miles |
|------------------------|--------|---------|---------|
| 2019 Total Daytime Pop | 3,173 | 22,851 | 60,745 |
| Workers | 499 | 5,397 | 21,179 |
| Residents | 2,674 | 17,454 | 39,566 |



| | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2019 Businesses | 31 | 388 | 1,371 |



AVERAGE HH INCOME
\$90,096
WITHIN 5-MILES

2019 ESRI ESTIMATES

S/SWC COTTON LN & LOWER BUCKEYE RD | GOODYEAR, AZ

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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