

CottonFlower Marketplace

SWC Cotton Lane & Yuma Road, Goodyear, AZ



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,519	41,751	80,297
Avg. Income:	\$93,412	\$95,042	\$93,581

Traffic Counts

Cotton Lane	8,800 CPD (46,100 proj. 2025)
Yuma Road	9,083 CPD (17,400 proj. 2025)

Location:

- Strategic Location - First Intersection South of New I-10/Loop 303 Interchange (NOW OPEN!!!)
- Across from regional power center anchored by Super Target, Ross, Cost Plus World Market
- Surrounded by Canyon Trails Development and near the entrance to Estrella Mountain Ranch

Rates: Call for Rates & Prices

Available: Pads, Shops & Junior Anchors

HINKSON COMPANY, LLC

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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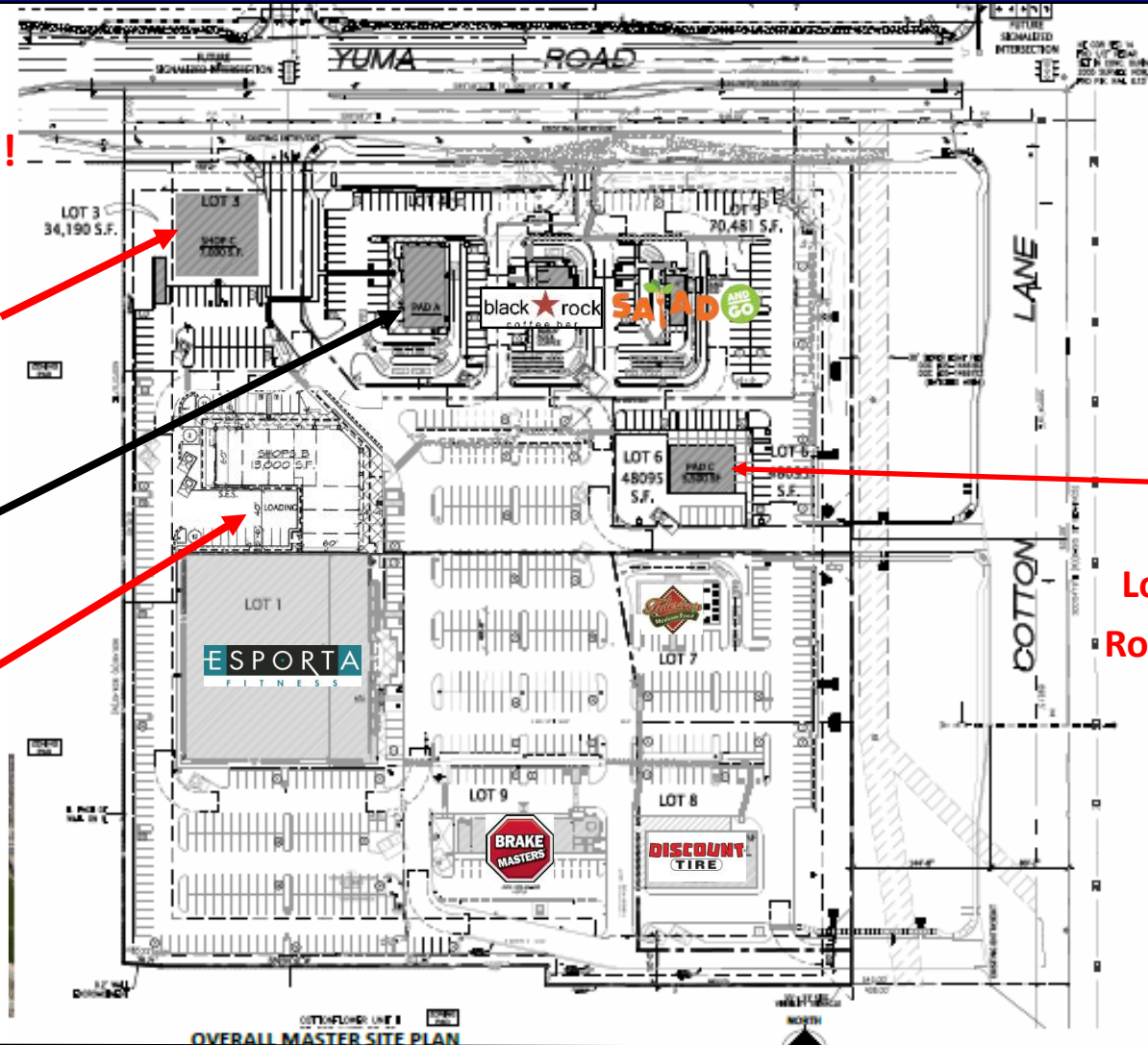
SWC Cotton Ln & Yuma Rd - Goodyear, AZ

**STREET FRONT
SHOPS AVAILABLE!**



**In Permitting
(National QSR)**

**13,000 SF
AVAILABLE**



PAD C

AVAILABLE!

**Loop 303 Frontage
Room for Drive-Thru**

Site Plan

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**STREETFRONT SHOPS
PLANNED ON YUMA
ROAD!**



Aerial

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Intersection Aerial

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Property Aerial

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Trade Area Aerial

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