

CottonFlower Marketplace

SWC Cotton Lane & Yuma Road, Goodyear, AZ



Rates: Call for Rates & Prices
Available: Pads, Shops & Junior Anchors

HINKSON COMPANY, LLC

5050 North 40th Street, Suite 350, Phoenix, AZ 85018

Office: 480-794-1887 Web: HinksonCompany.com

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

For Additional Information Please Contact:

JAMES NEAL

Mobile: 602-370-0422

E-mail: James@HinksonCo.com

CHRIS HINKSON

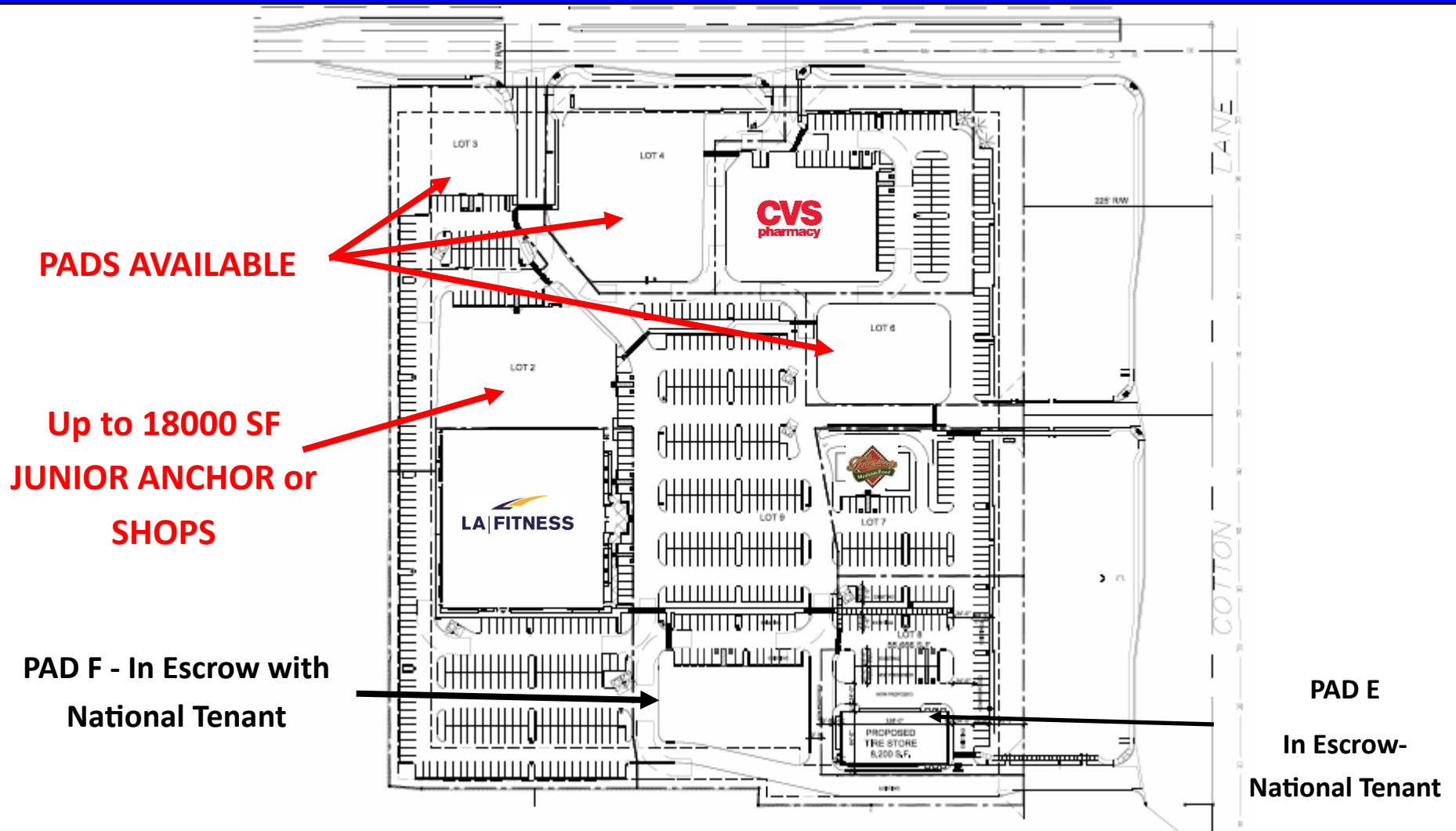
Mobile: 480-329-3887

Email: Chris@HinksonCo.com

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Site Plan



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Aerial



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Intersection Aerial



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Property Aerial



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Trade Area Aerial

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