



Southwest Edge

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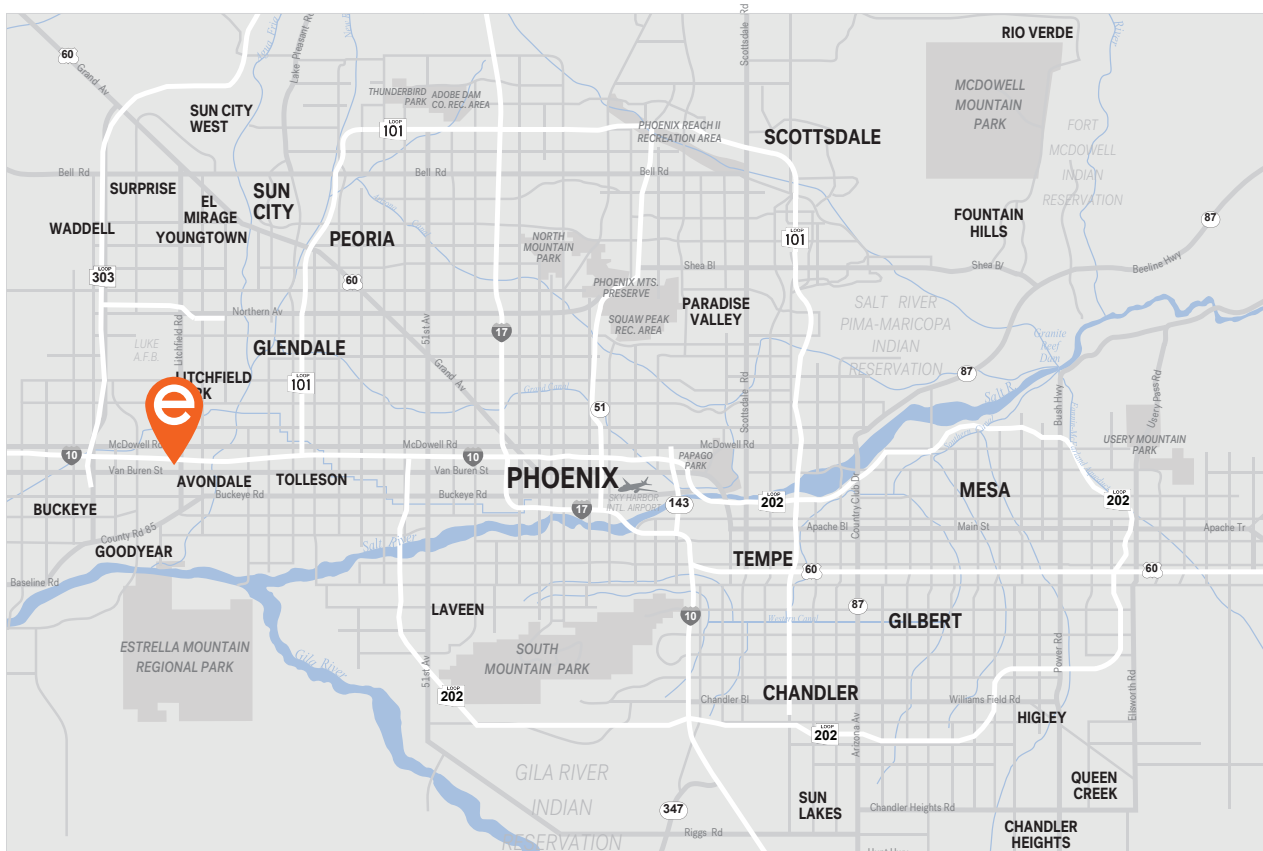
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LOCATION

SWC Interstate 10 & Litchfield Rd
Goodyear, AZ 85250



SIZE

±1.81 AC Lot 4 ±1.00 AC Lot 8
±2.59 AC Lot 5 ±1.00 AC Lot 9
±1.34 AC Lot 6 ±1.79 AC Lot 10
±1.00 AC Lot 7



ZONING

PAD (City of Goodyear)



TRAFFIC COUNTS

231,748 CPD 36,793 CPD
Interstate 10 Litchfield Rd



2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,782	98,491	224,523
DAYTIME POPULATION	14,748	102,690	205,066
MED HH INCOME	\$49,841	\$77,797	\$86,734

AREA RETAILERS

Target, Michaels, Ross, Five Below, Barnes & Noble, Ulta, Total Wine, Best Buy, Big Lots, Planet Fitness, Dollar Tree, DD's Discounts, Starbucks, Rudy's BBQ, Taco Bell, Sun Devil Auto, Cracker Barrel, Chili's, Denny's, Abrazo Hospital (West Campus)

PROPERTY INFORMATION

- An exciting new mixed-use development encompassing regional retail, restaurants, and hospitality along I-10 at the commercial hub of Goodyear
- Rare opportunity in close proximity to national and regional tenants
- Goodyear is the third fastest growing city in Arizona growing at 3.55% annually
- Site offers a great blend of daytime and household population





