



Tibshraeny Family Park

Cooper Rd ±21,771 CPD

Chandler Blvd ±19,675 CPD

Basis Chandler Primary North Campus 629 students

Walmart Neighborhood Market

BURGER KING

AMERICAN MEDICAL ASSOCIATIONS

Walgreens

Shell

EL GORDO

FAITH CHURCH

NEW DRIVE THRU PADS AVAILABLE

NEC of Chandler Blvd and Cooper Rd
Chandler, Arizona

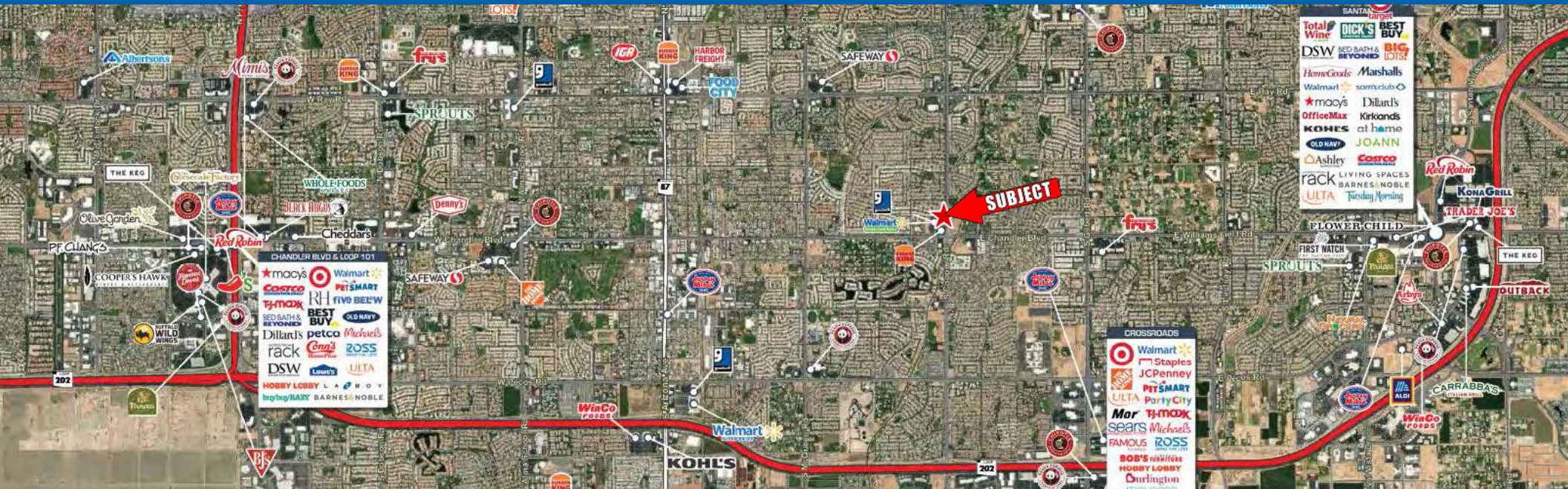
Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



CHANDLER & COOPER NEC PADS



◆ NEW DRIVE THRU PADS AVAILABLE

Property Highlights

- Multiple Drive Thru PADs Available
- Hard Corner PAD Available
- Less than 2 Miles from the Loop 202 full diamond interchange
- Household income exceeds \$135k nearby
- Across the street from Walmart Neighborhood Market Center
- Dense & affluent population

Traffic Counts

Chandler Blvd	19,675 CPD
Cooper Rd	21,771 CPD

Total 41,446 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,665	130,678	342,389
Estimated Households	6,513	45,793	122,729
Med Household Income	\$135,001	\$131,501	\$141,471
Daytime Population	1,644	33,541	107,645

Source: SitesUSA

Brian Gast
602.682.8155
brian.gast@velocityretail.com

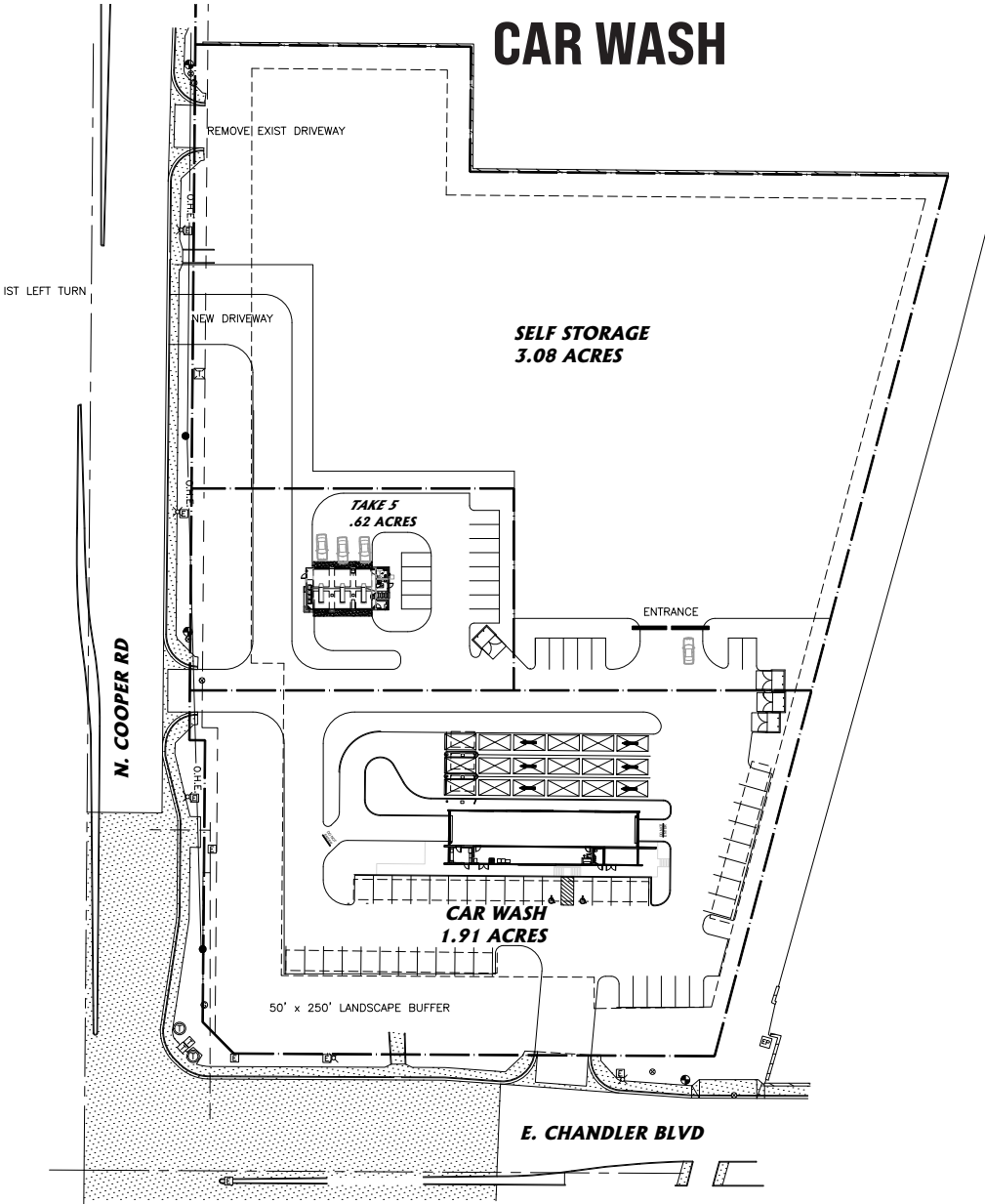
Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

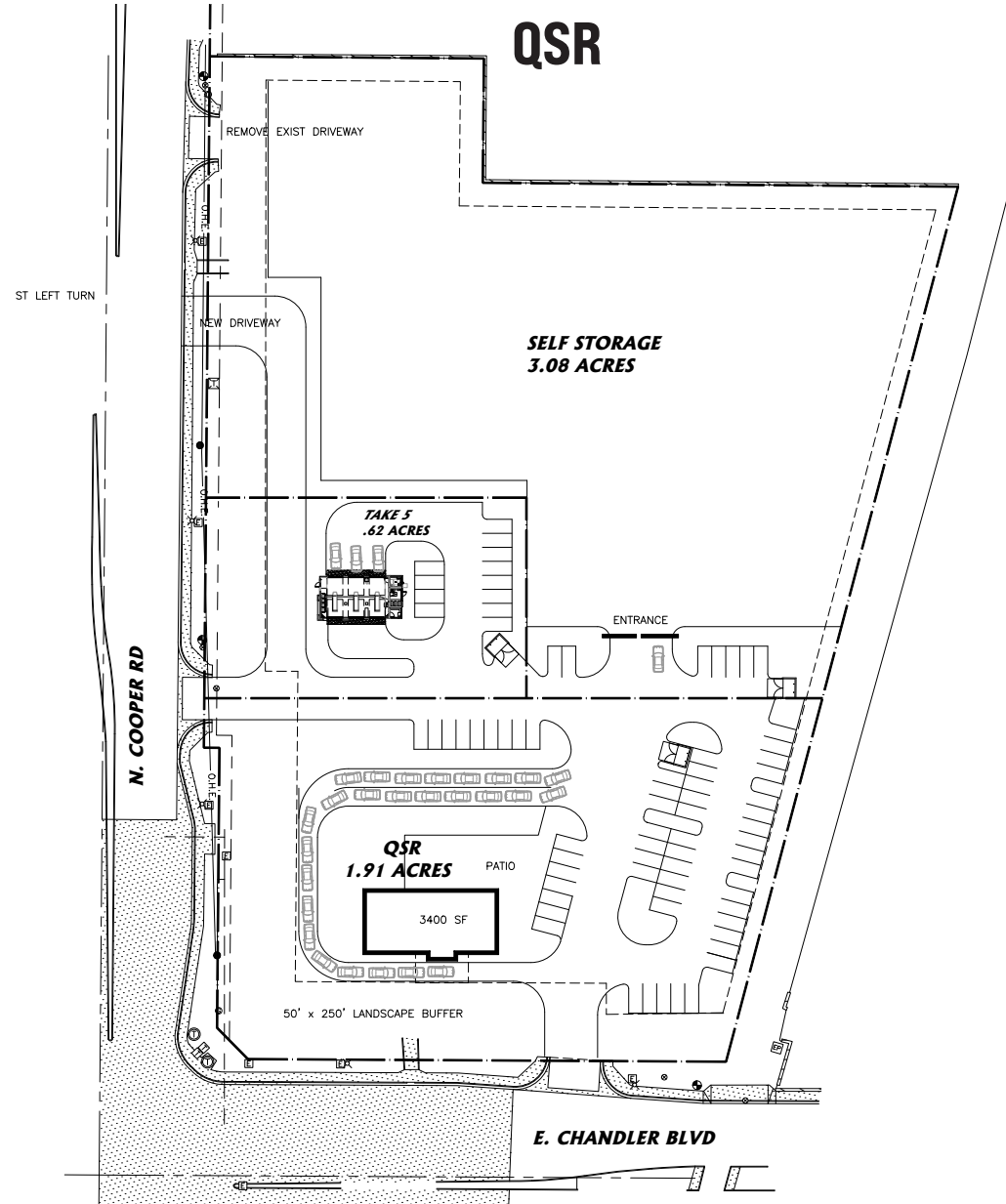


CONCEPTUAL SITE PLANS - QSR/CAR WASH

CAR WASH



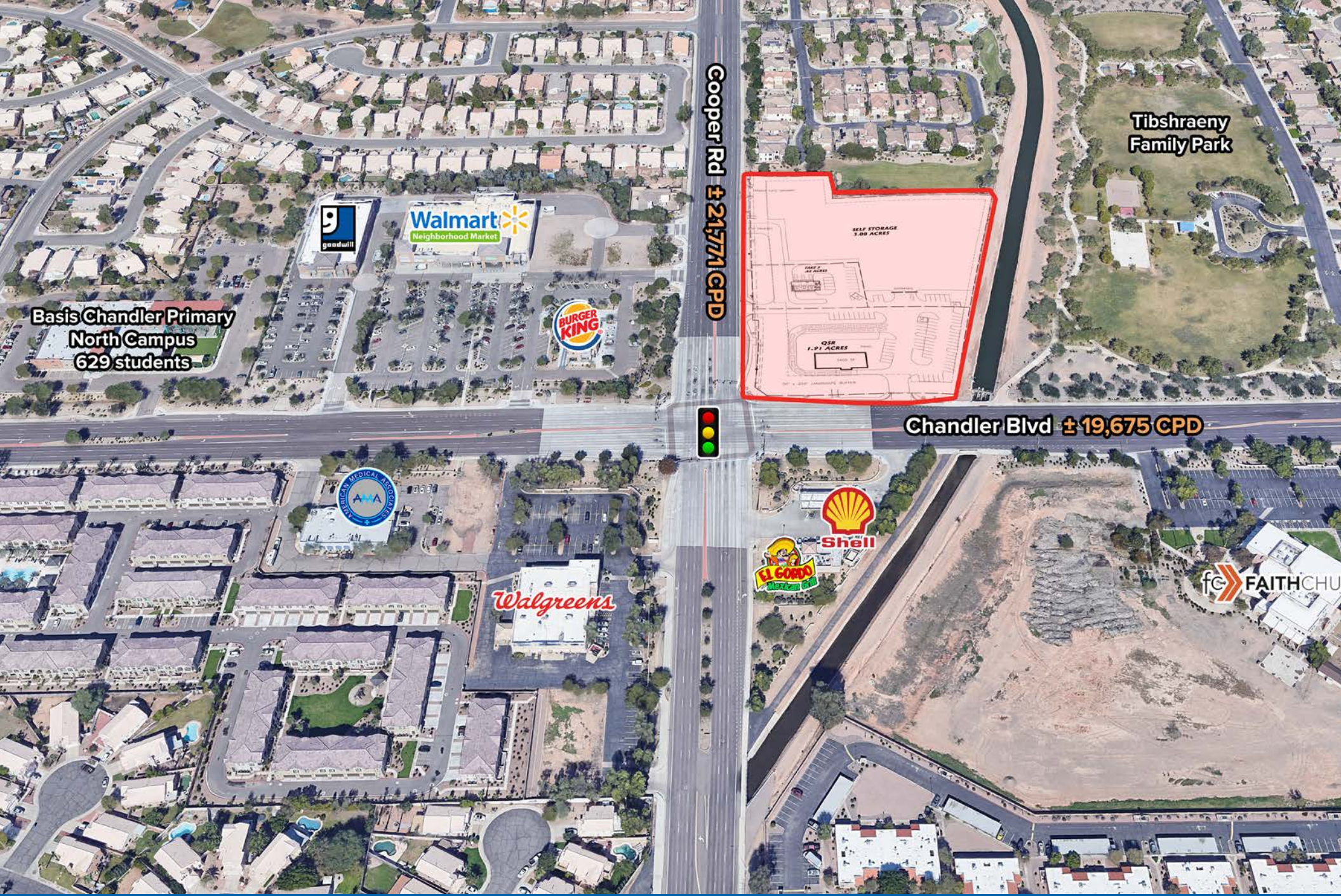
QSR



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



Cooper Rd ±21,771 CPD

Chandler Blvd ±19,675 CPD

Basis Chandler Primary
North Campus
629 students

Tibshraeny
Family Park

goodwill

Walmart
Neighborhood Market

BURGER
KING

Shell
EL GORDO
MEXICAN GRILL

Walgreens

fc FAITHCHURCH

SELF STORAGE
3.08 ACRES

QSR
1.91 ACRES

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

VELOCITY
RETAIL GROUP



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS



2023 POPULATION

1 MILE: 17,665
3 MILES: 130,678
5 MILES: 342,389



MEDIAN HOUSEHOLD INCOME

1 MILE: \$135,001
3 MILES: \$131,501
5 MILES: \$141,471



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 1.0%
3 MILES: 2.5%
5 MILES: 2.0%



TOTAL BUSINESSES

1 MILE: 385
3 MILES: 5,001
5 MILES: 14,744



2023 TOTAL HOUSEHOLDS

1 MILE: 6,513
3 MILES: 45,793
5 MILES: 122,729



NUMBER OF EMPLOYEES

1 MILE: 1,644
3 MILES: 33,541
5 MILES: 107,645



MEDIAN HOME VALUE

1 MILE: \$363,162
3 MILES: \$379,726
5 MILES: \$405,776

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





**VELOCITY
RETAILGROUP**

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



**VELOCITY
RETAILGROUP**