



NEW RETAIL SHOPS AVAILABLE

NEC of Chandler Blvd and Cooper Rd
Chandler, Arizona

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◆ 2 NEW DEMISABLE SHOP BUILDINGS AVAILABLE

Property Highlights

- New construction retail shop spaces coming available with end-cap drive-thru
- 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	22,108 CPD

Total 41,783 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	16,523	121,794	330,576
Estimated Households	6,344	44,710	121,907
Med Household Income	\$136,162	\$135,498	\$144,679
Daytime Population	1,648	33,547	107,796

Source: SitesUSA

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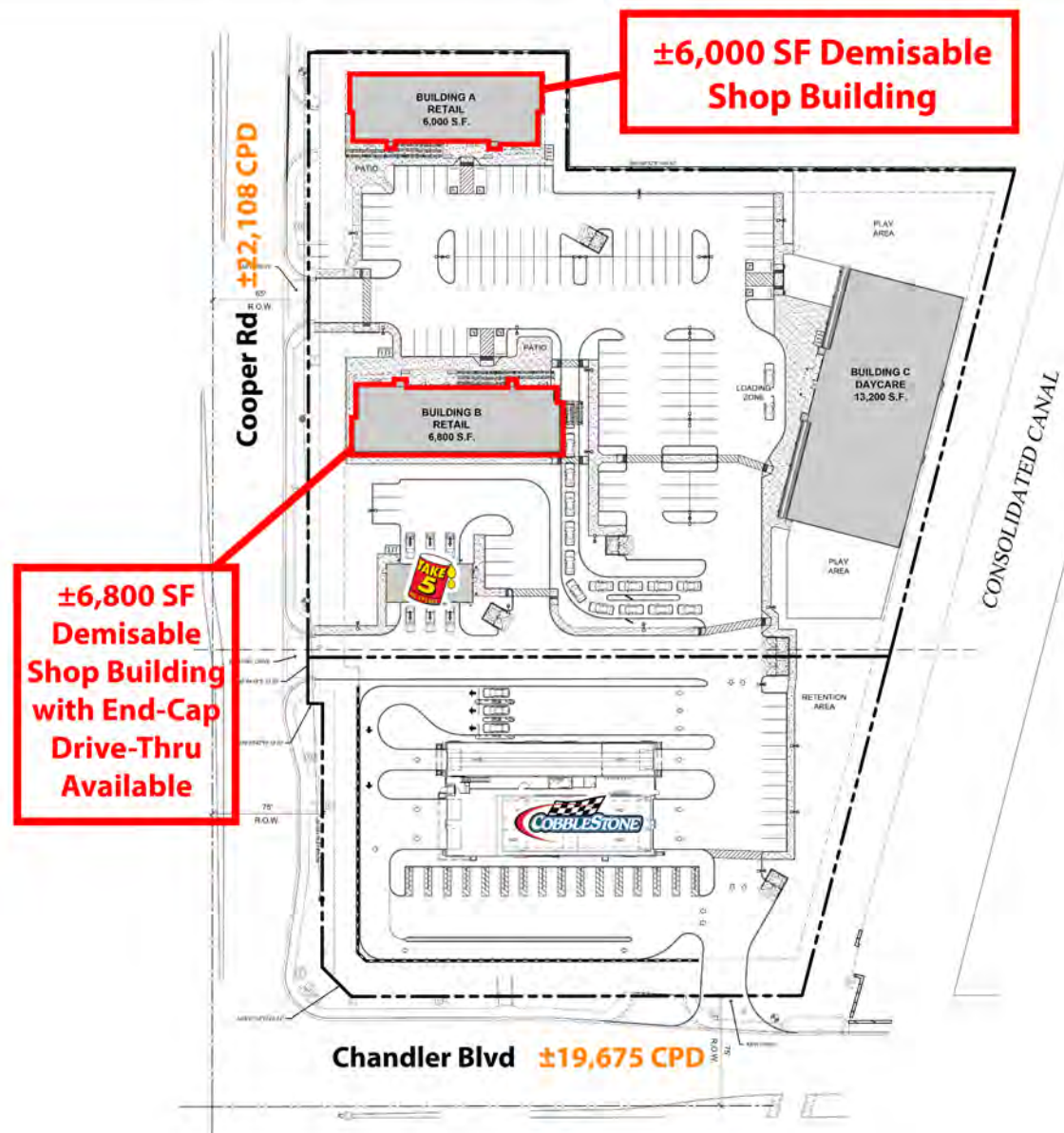
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CONCEPTUAL SITE PLAN



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BUILDING A (NORTH RETAIL) - SOUTH ELEVATION



BUILDING B (SOUTH RETAIL) - NORTH ELEVATION



BUILDING C DAYCARE - WEST ELEVATION



TAKE 5 - SOUTH ELEVATION



Basis Chandler Primary
North Campus
629 students



Walmart
Neighborhood Market



Walgreens



Tibshraeny
Family Park

Chandler Blvd ±19,675 CPD

Cooper Rd ±22,108 CPD

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	16,318	123,137	333,364
	2025 TOTAL HOUSEHOLDS	6,246	45,239	123,246
	MEDIAN HOUSEHOLD INCOME	\$145,803	\$139,244	\$145,834
	2025 MEDIAN HOME VALUE	\$451,662	\$486,764	\$520,701
	2025 TOTAL EMPLOYEES	1,829	35,419	109,961
	2025 TOTAL BUSINESSES	403	5,421	15,596



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