



Tibshraeny
Family Park

Basis Chandler Primary
North Campus
629 students

9
goodwill

Walmart
Neighborhood Market

BURGER
KING

Cooper Rd ± 22,108 CPD

Chandler Blvd ± 19,675 CPD

AMERICAN MEDICAL ASSOCIATION
AMA

Walgreens

Shell

EL GORDO
MEXICAN RESTAURANT

fc FAITH CHURCH

NEW RETAIL PADS AVAILABLE

NEC of Chandler Blvd and Cooper Rd
Chandler, Arizona

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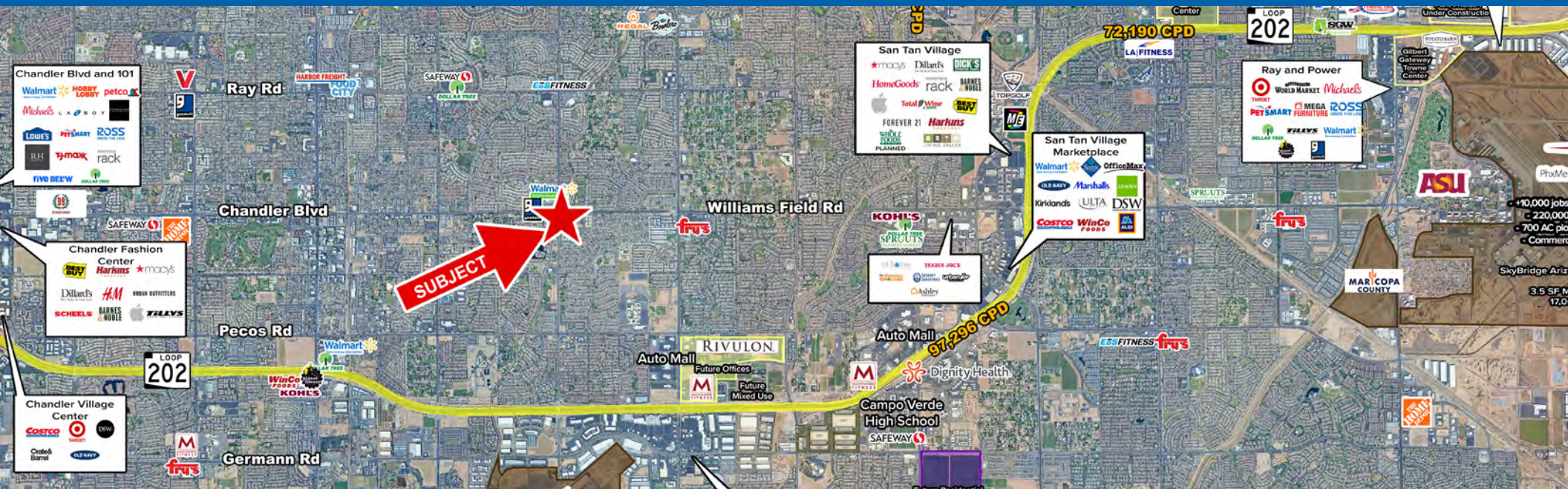
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 **VELOCITY**
RETAIL GROUP

CHANDLER & COOPER NEC PADS



PRIME RETAIL 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	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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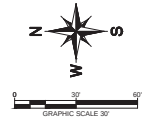
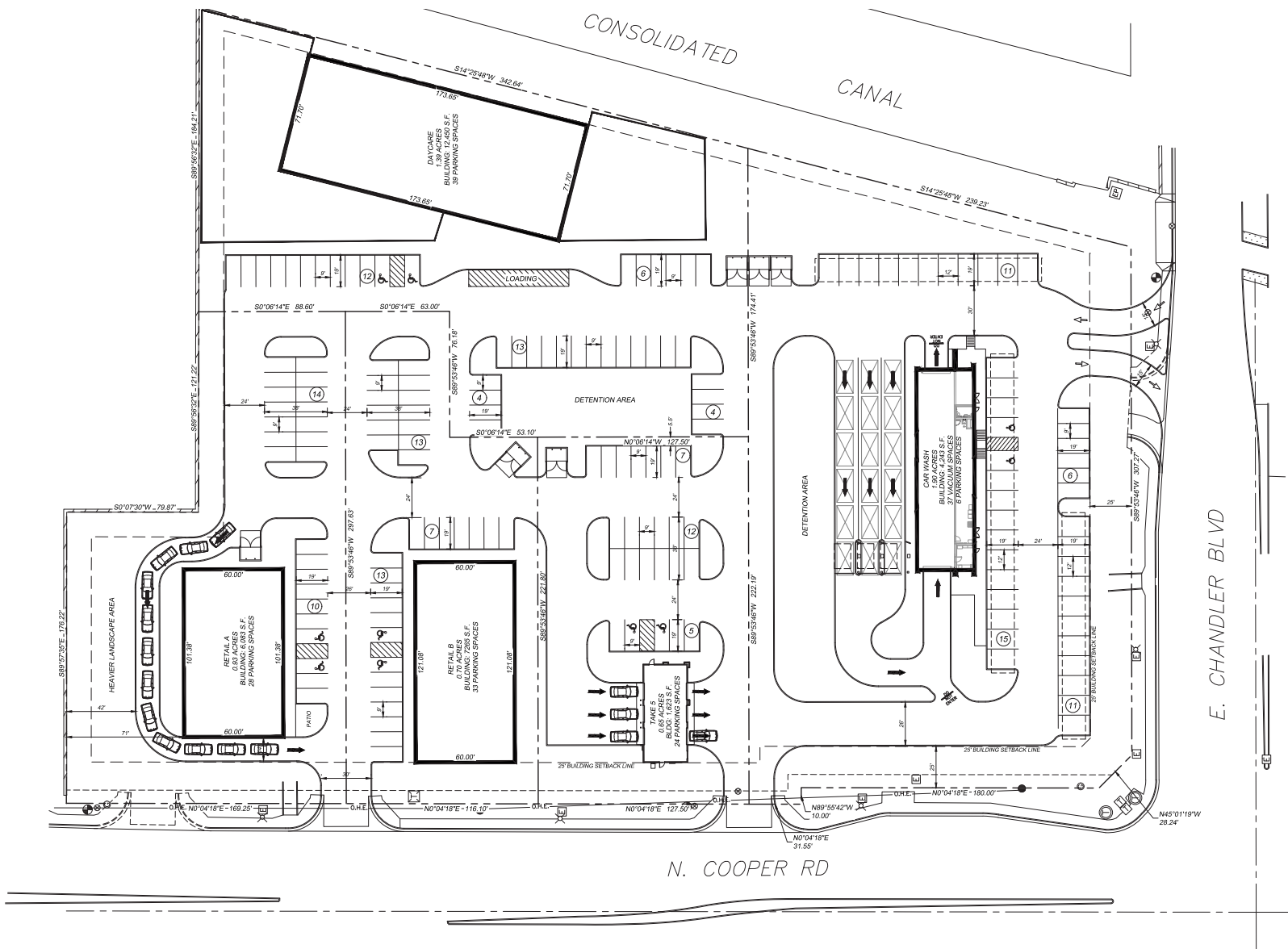
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CONCEPTUAL SITE PLAN



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PROJECT NAME:	NEC E. CHANDLER BLVD. & N. COOPER RD. CHANDLER, ARIZONA
SHEET TITLE:	SITE PLAN - C
ACE PROJECT:	XXXXX
DATE:	APRIL 2025
SCALE:	AS SHOWN
DRAWN BY:	15

22, 2025 4:22:22 PM

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DEMOGRAPHICS



2025 POPULATION

1 MILE: 16,523
3 MILES: 121,794
5 MILES: 330,576



MEDIAN HOUSEHOLD INCOME

1 MILE: \$136,162
3 MILES: \$135,498
5 MILES: \$144,679



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.3%
3 MILES: 0.2%
5 MILES: 0.5%



TOTAL BUSINESSES

1 MILE: 385
3 MILES: 5,009
5 MILES: 14,751



2025 TOTAL HOUSEHOLDS

1 MILE: 6,344
3 MILES: 44,710
5 MILES: 121,907



NUMBER OF EMPLOYEES

1 MILE: 1,648
3 MILES: 33,547
5 MILES: 107,796



MEDIAN HOME VALUE

1 MILE: \$440,280
3 MILES: \$464,930
5 MILES: \$493,506

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