

HARD CORNER PAD FOR SALE



DOLLAR GENERAL

SR 87

Kid's Klub

Godlevsky Enterprises



Gallopin Goose

Hohokam Mobile Village

SUBJECT

MARTIN RD

MARTIN RD

Future Commercial

Pinal III
419 D/U

Crossroads
541 D/U

5TH ST

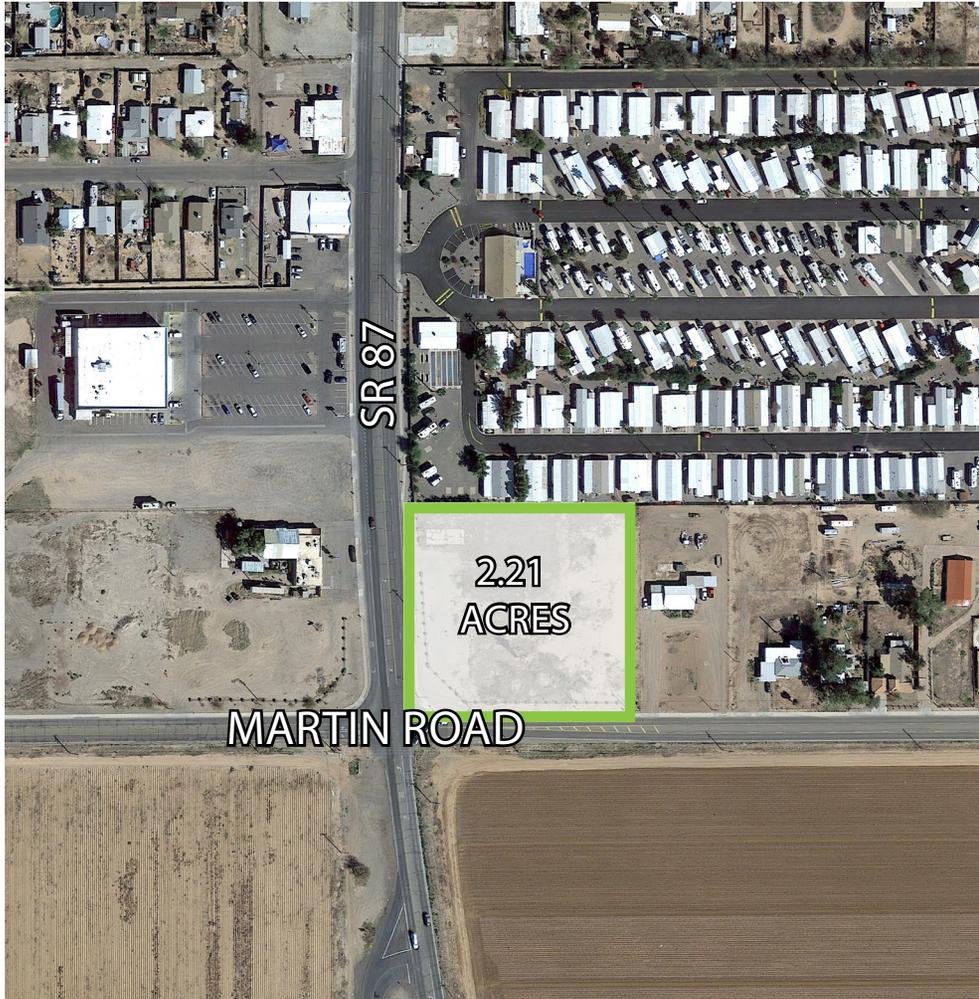
NEC SR87 &
MARTIN ROAD
COOLIDGE, AZ

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PROPERTY SUMMARY

NEC SR87 & Martin Rd.
Coolidge, AZ



PROPERTY HIGHLIGHTS

- Call for Pricing
- Hard Corner Pad For Sale
- Located on a main arterial in Coolidge
- City of Coolidge is experiencing major growth with employment and new homes
- Nikola Motors facility is under construction and Proctor & Gamble is breaking ground in early 2024
- Proctor & Gamble is also scheduled to break ground on a 427 acre site for a 2 million SF manufacturing plant nearby.

PROPERTY DEMOGRAPHICS

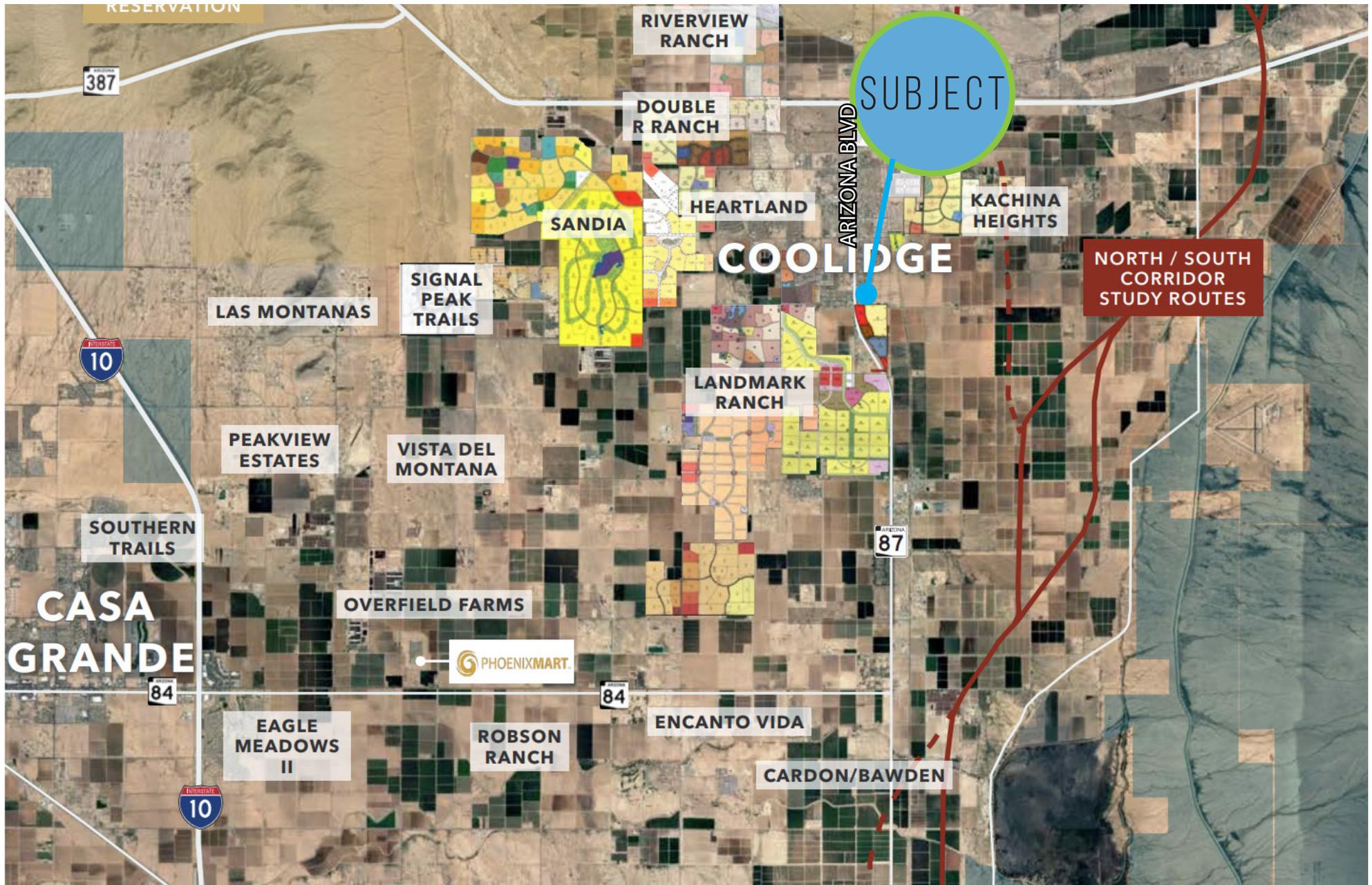
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2023 Population:	5,869	14,083	16,550
2028 Population:	5,814	14,281	16,680
2023 Total Households:	39	37	38
2023 Median HH Income:	\$50,034	\$56,593	\$56,759
Med Household Income:	\$118,252	\$158,856	\$144,050

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	2.2169 ACRES
APN:	205-18-052A
ZONING:	C-2 (GENERAL BUSINESS)

RETAILER MAP

NEC SR87 & Martin Rd.
Coolidge, AZ





For Additional details contact the team
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