

CottonFlower Marketplace

SWC Cotton Lane & Yuma Road, Goodyear, AZ



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	11,611	37,819	84,703
Avg. Income:	\$78,048	\$72,150	\$76,596

Traffic Counts

Cotton Lane	8,800 CPD (46,100 proj. 2025)
Yuma Road	9,083 CPD (17,400 proj. 2025)

Location:

- Strategic Location - First Intersection South of New I-10/Loop 303 Interchange (Complete Spring 2017)
- Across from regional power center anchored by Super Target, Ross, Cost Plus World Market
- Surrounded by Canyon Trails Development and near the entrance to Estrella Mountain Ranch

Rates: Call for Rates & Prices
Available: Pads, Shops & Junior Anchors

HINKSON COMPANY, LLC
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For Additional Information Please Contact:

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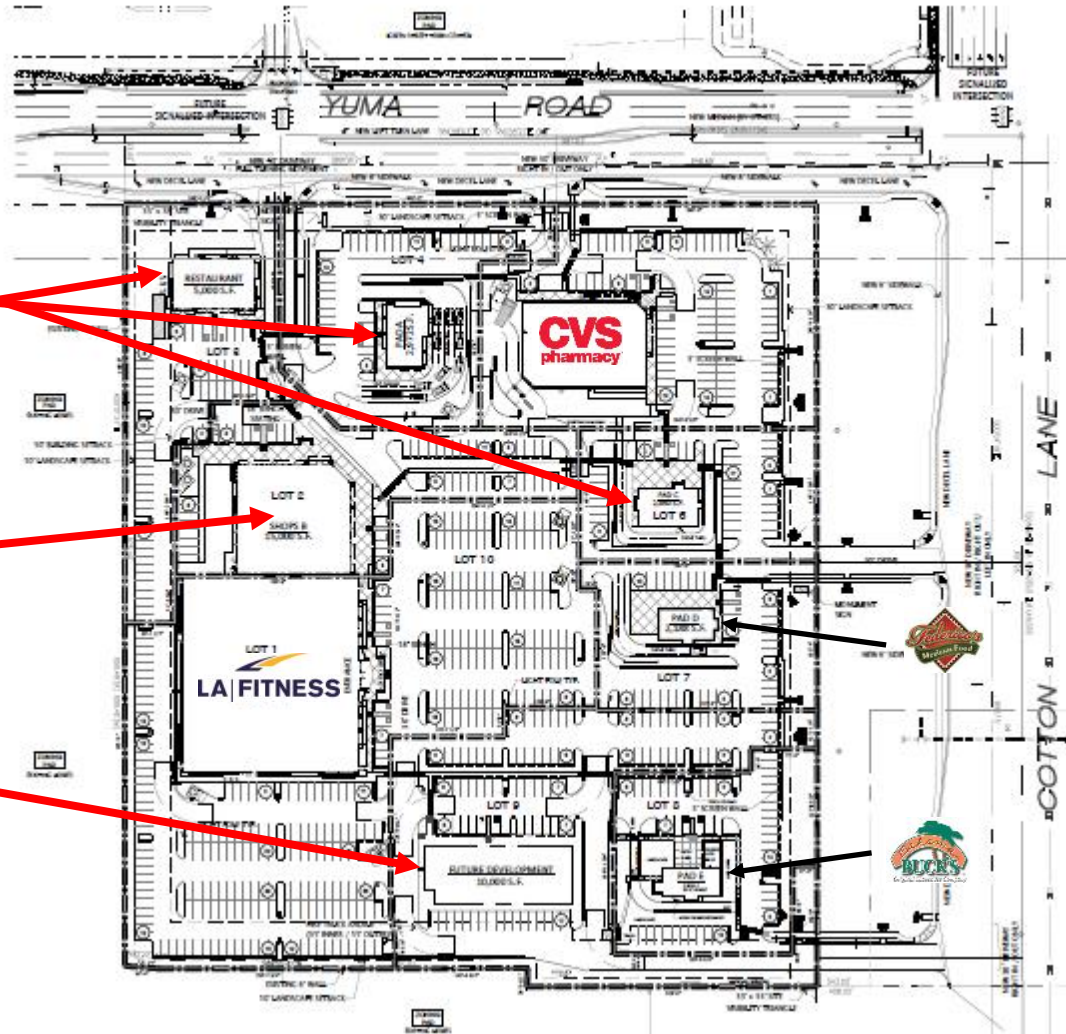
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PADS AVAILABLE

**Up to 18000 SF
JUNIOR ANCHOR**

SHOPS AVAILABLE



Site Plan



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Aerial

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Intersection Aerial

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Property Aerial

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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Proposed Elevations

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Trade Area Aerial

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