



FOR SALE

211 North Litchfield Road | Goodyear, Arizona



**Anchor Space Available
±34,796 SF**



LITCHFIELD RD

VAN BUREN ST



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Property Highlights

- Offered for Sale at \$2,250,000 (\$64.66 psf)
- Zoned: C-2, City of Goodyear
- Located one mile south of I-10 Freeway
- Excellent demographics
- Pylon signage available

Demographics*

	1 Mile	3 Mile	5 Miles
Estimated Population (2018)	7,401	78,539	182,676
Estimated Households (2018)	2,192	25,473	57,653
Est. Avg. Household Income (2018)	\$58,860	\$76,913	\$83,849
Est. Median Household Income (2018)	\$45,871	\$63,883	\$69,074

Traffic Counts**

North on Litchfield Road:	27,222 VPD
South on Litchfield Road:	16,258 VPD
West on Van Buren Street:	20,385 VPD
East on Van Buren Street:	17,493 VPD

Source: *ESRI 2018; **CoStar 2018

