



Northrop Blvd

Avion Center

ZOVIO

FLOOR & DECOR

SUBJECT

12,320 ADT

ampm
ARCO

Yeager Dr

Clean H2O Pro's

EMD Electronics

extended STAY AMERICA

American Intercontinental University
350 Jobs

PITT Fitness

WOODSPRING SUITES

Germann Rd

Waits TV Warehouse

RETAIL PAD FOR LEASE

N/NWC COOPER RD & GERMANN RD

N/NWC Cooper Rd & Germann Rd Chandler, AZ 85285

Adept Life Sciences

SKU Distribution Warehouse

Premier Title Agency

Aviation Dr

Arizona National Guard Recruiting

CHARLES SKAGGS
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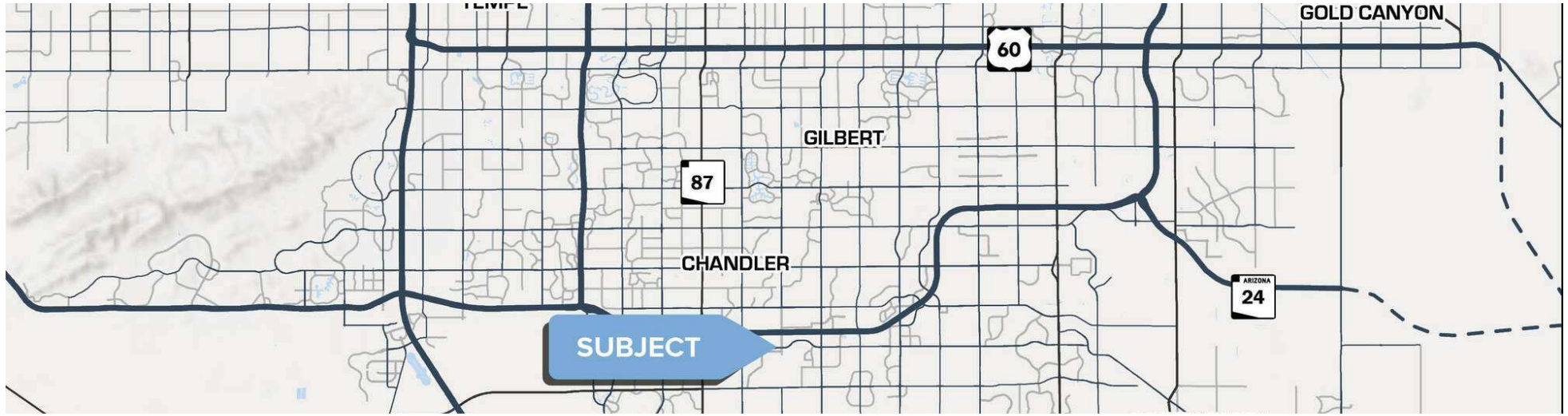
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N/NWC COOPER RD & GERMANN RD

Chandler, AZ 85285



LOCATION DESCRIPTION

N/NWC Cooper Rd & Germann Rd, Chandler AZ

PROPERTY HIGHLIGHTS

- ±0.95-acre retail pad available for sale, ground lease, or build-to-suit
- Prime location at a full-diamond interchange just south of Loop 202
- High-visibility site across from Chandler Municipal Airport
- Join established national tenants Floor & Decor and a National Gas/C Store

AREA CO-TENANTS



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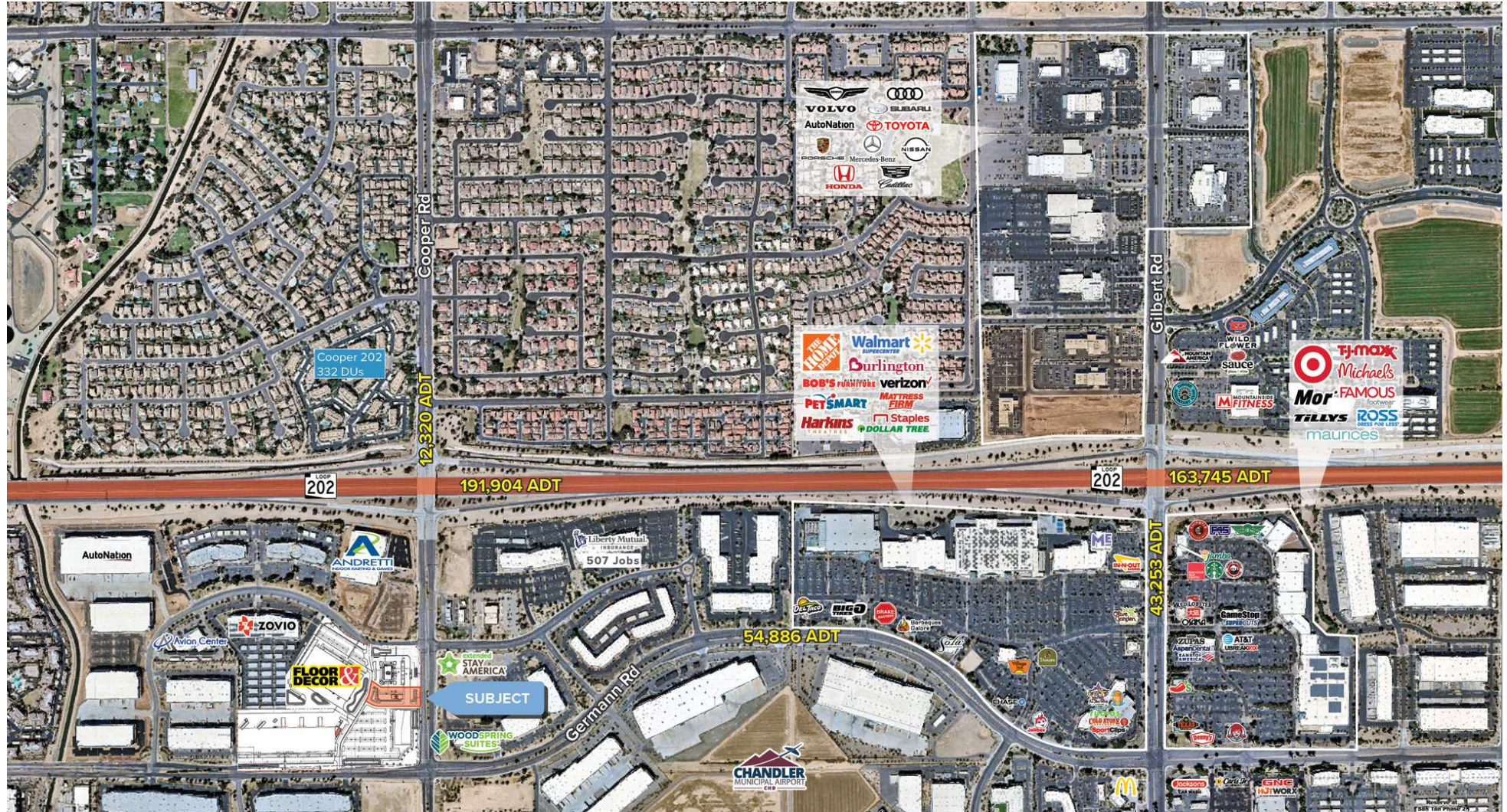
Chandler, AZ 85285



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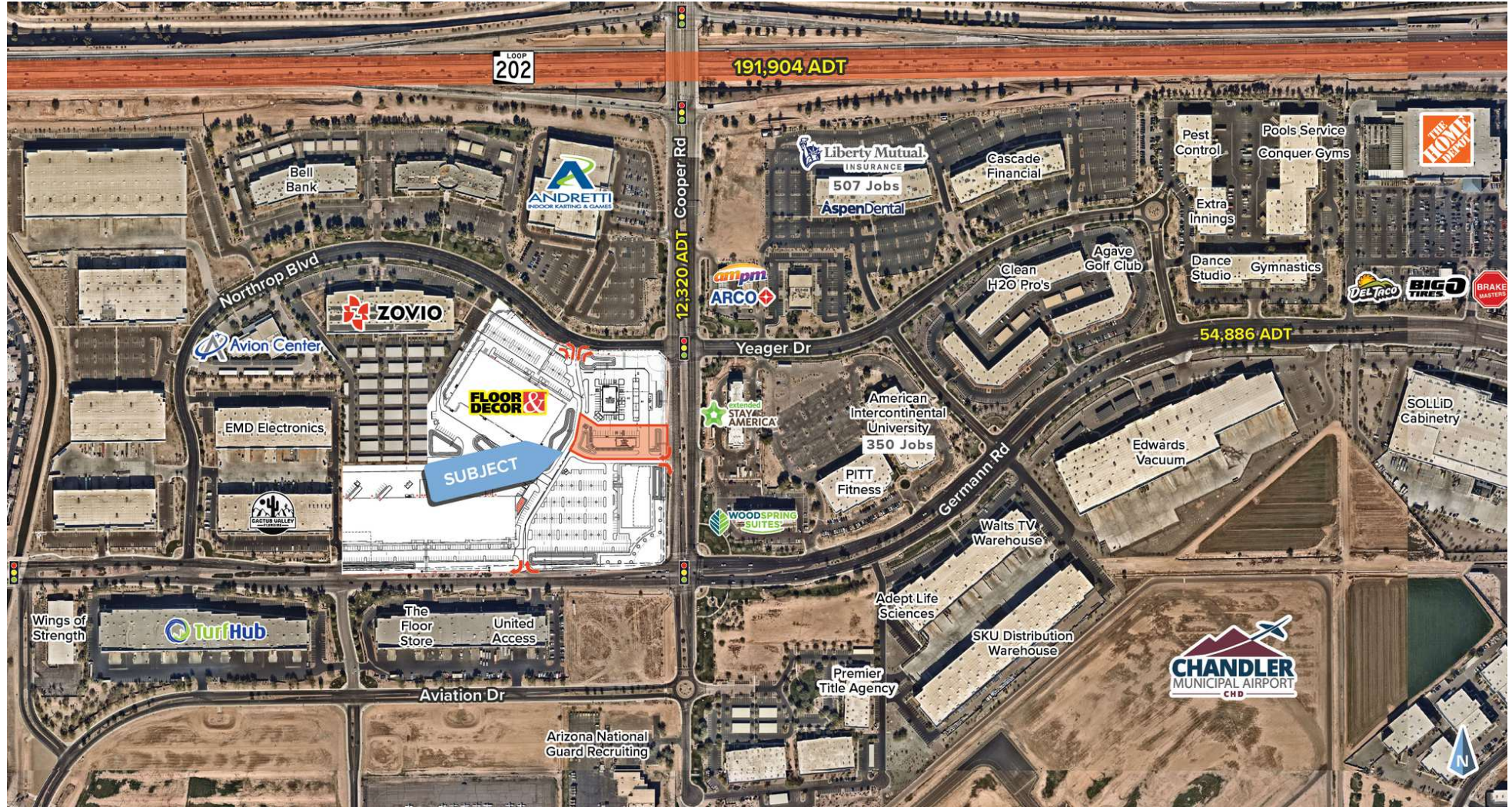
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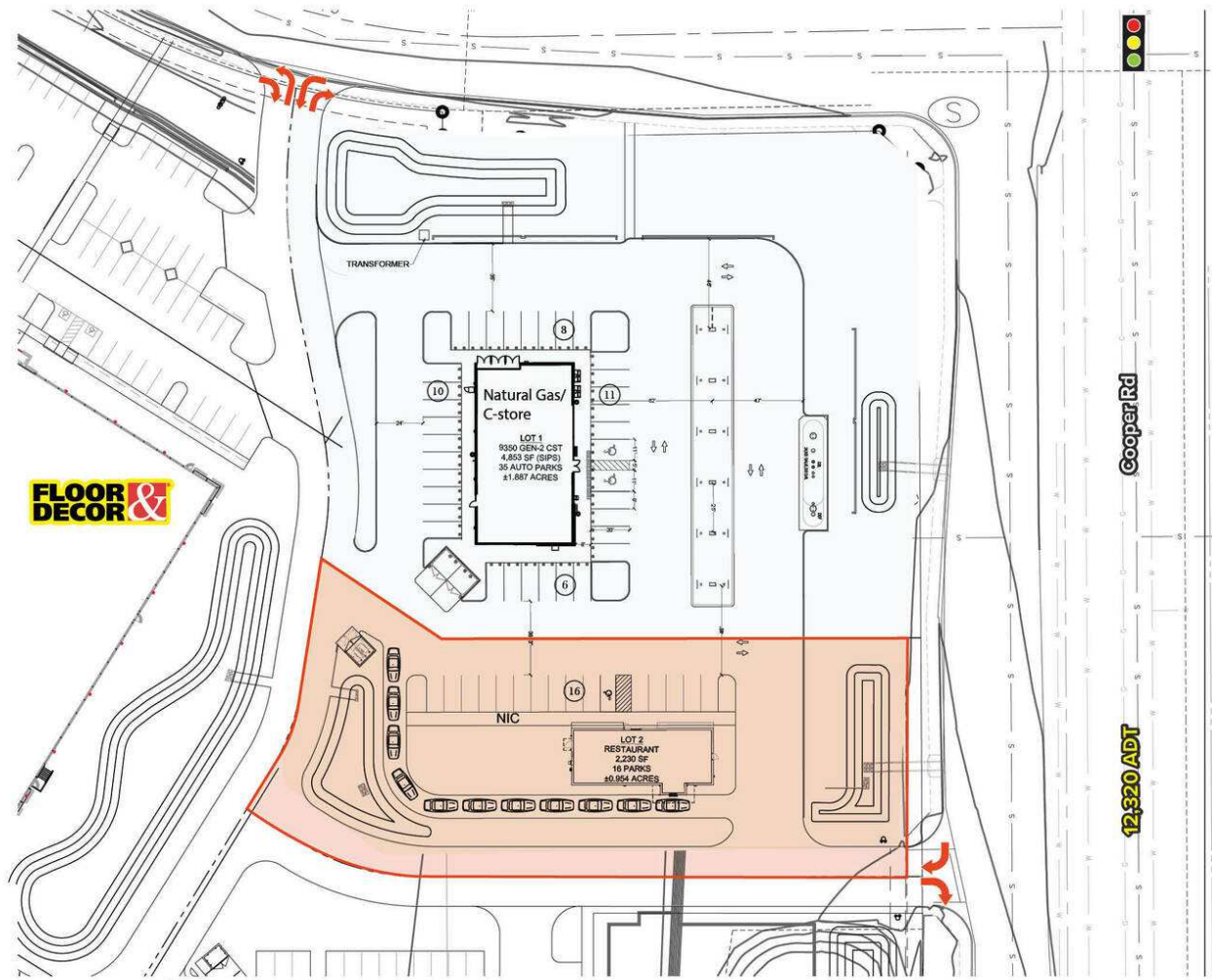
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Chandler, AZ 85285



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	8,315	109,600	310,843
Median Age	35.1	36.5	37.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$117,513	\$118,348	\$114,559
Average	\$147,317	\$154,407	\$150,259



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	278	2,611	8,343
Employees	5,324	39,772	114,759
Daytime Population	9,932	100,692	288,054



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	65.1%	58.4%	59.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	72.3%	74.4%	74.9%
Services	13.8%	13.2%	12.3%
Blue Collar	14.0%	12.4%	12.8%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,486	37,371	111,805
Median Home Value	\$482,298	\$546,603	\$542,969

*2024 Demographic data derived from ESRI

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