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FOR VIDEO**



**SITE
7.58 AC**

N KENWORTHY ROAD

W COOLIDGE AVENUE

FOR SALE OR LEASE

Strategic Commercial Development Opportunity

NWC Kenworthy Road & Coolidge Avenue | Coolidge, AZ



Strategic Commercial Development Opportunity

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7.58

Land Size Acres

330,184

Land Size SF

Vacant Land

Type

Contact Broker

Pricing & Rate

PROPERTY HIGHLIGHTS

Land Size AC	7.58
Land Size SF	330,184
Traffic Count: (2025 ESRI) West Coolidge Ave/ S 12th St	4,352 (0.15 miles N)
Traffic Count: (2025 ESRI) West Coolidge Ave/ 10th St	5,210 (1.05 miles N)
Assessor Parcel Number	209-200-01F

ABOUT THE PROPERTY

- Located just off N Kenworthy Rd with easy access to Highway 87 and regional routes, this parcel presents a remarkable opportunity for developers and investors.
- The area is marked by a dynamic mix of young families, upwardly mobile professionals, and high homeownership making it a fertile ground for commercial activity.
- Traffic counts on W Coolidge Ave & 10th St is up to 5,712 vehicles/day with S 12th St & W Coolidge Ave having up to 4,901 vehicles/day
- Positioned along high-visibility corridors, the site ensures consistent exposure and efficient transportation access.

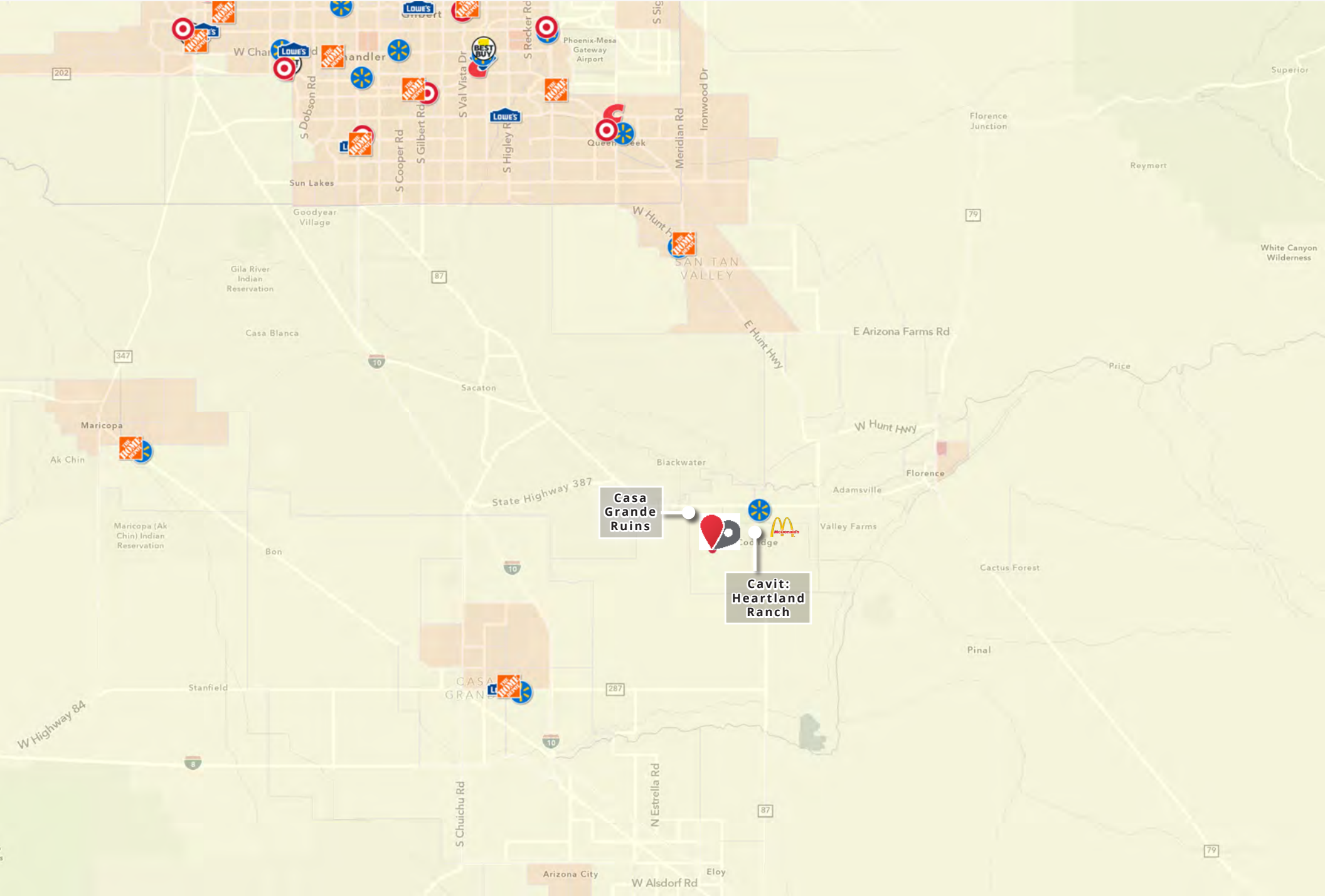
Property Photos

NWC Kenworthy Road & Coolidge Avenue | Coolidge, AZ



Retail & Population Density Map

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Aerial Location Map

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1, 3, 5 Mile Demographics

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	8,830	16,850	19,813
2029 Projected Population	9,486	18,220	21,217
Proj. Annual Growth 2024 to 2029	1.44%	1.58%	1.38%

Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	6,119	14,864	17,766
Workers	880	4,535	5,442
Residents	5,239	10,329	12,324

Income

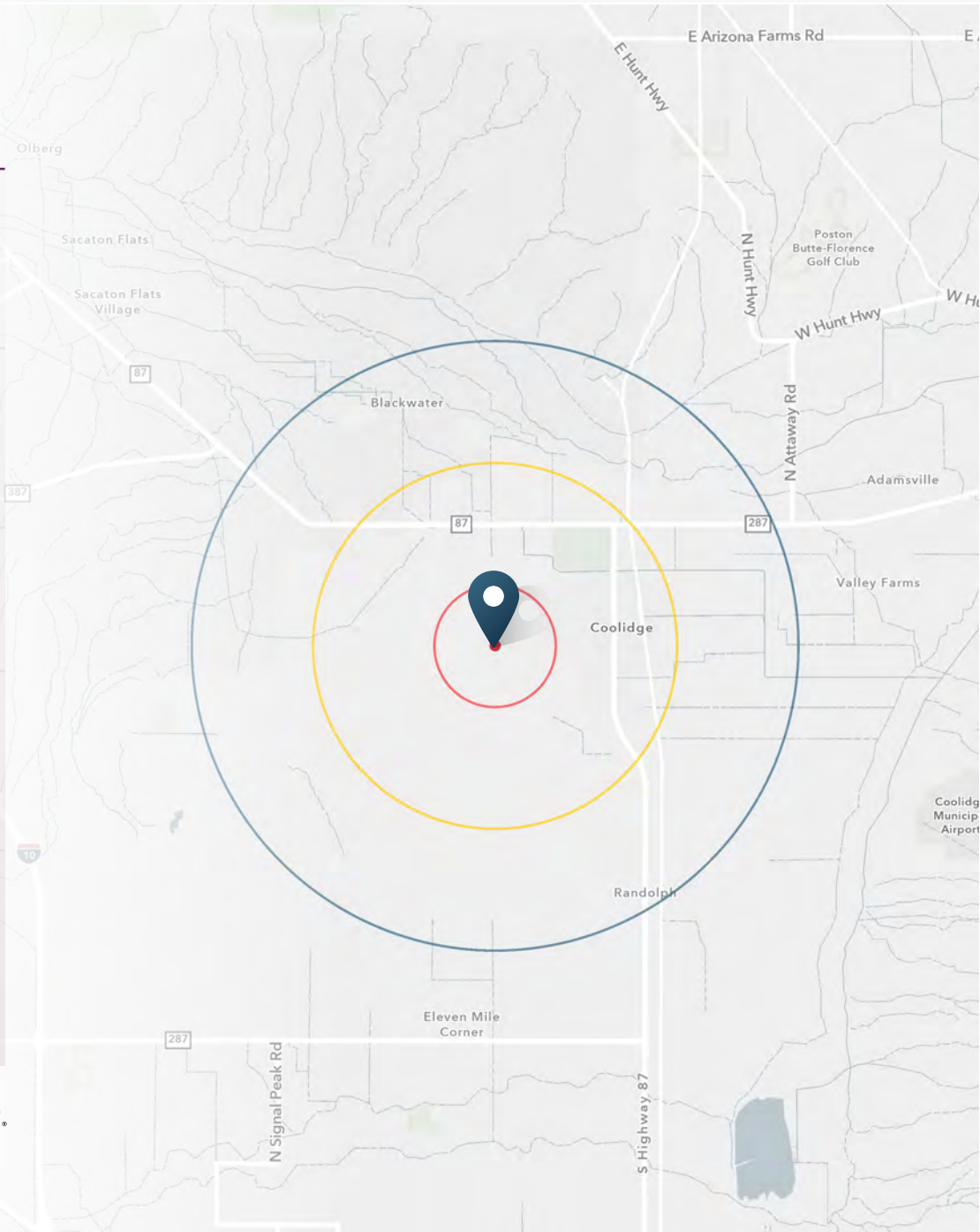
	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$119,167	\$101,789	\$99,484
2024 Est. Median Household Income	\$98,201	\$75,371	\$73,049

Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	2,847	5,631	6,592
2029 Estimated Households	3,100	6,193	7,177
Proj. Annual Growth 2024 to 2029	1.72%	1.92%	1.72%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	50%	49%	49%
2024 Est. Black or African American	10%	9%	9%
2024 Est. Asian or Pacific Islander	1%	1%	1%
2024 Est. American Indian or Native Alaskan	4%	5%	8%
2024 Est. Other Races	35%	36%	34%
2024 Est. Hispanic (Any Race)	42%	44%	42%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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