

Cooper Crossing

RETAIL SPACE AVAILABLE

1561 N. COOPER ROAD | GILBERT, AZ 85233



GARRETT PEDICINI
Advisor
480.289.4505
gpedicini@levrose.com

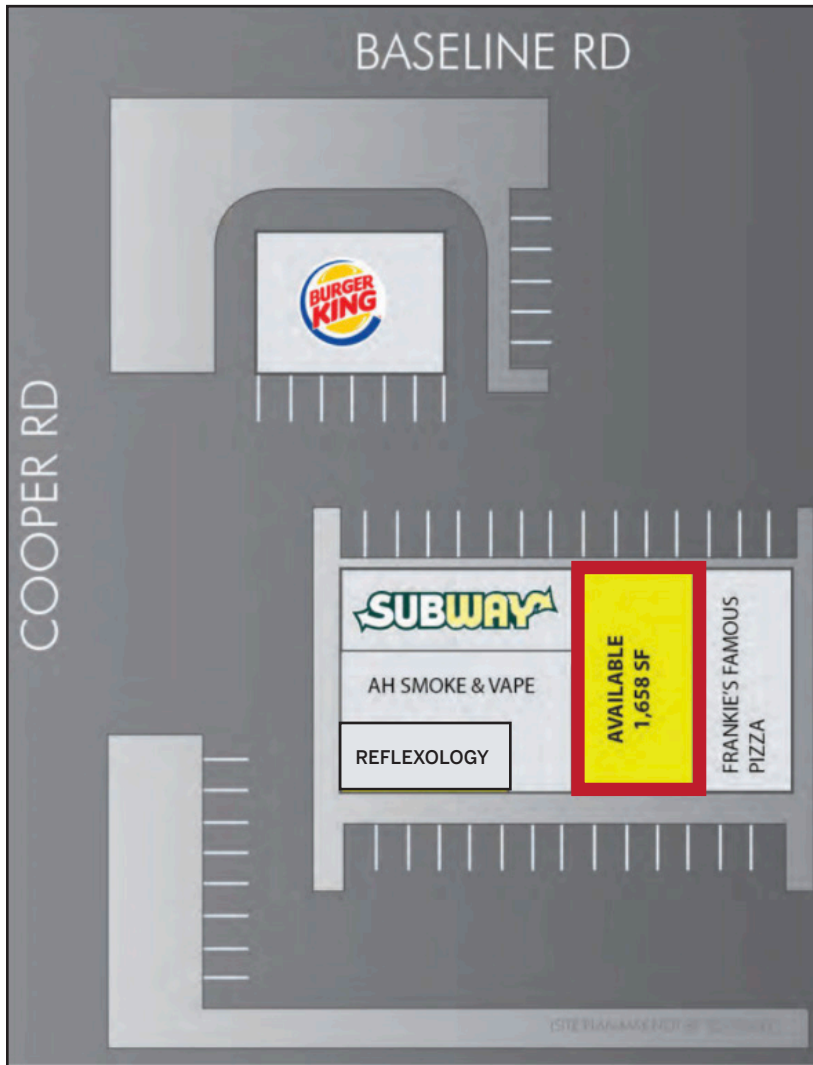
DANIELLE DAVIS
Partner
480.294.6017
ddavis@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE



SITE SUMMARY

Available: ±1,658 SF



PROPERTY HIGHLIGHTS

- Strong regional/national shopping intersection
- 1 mile south of I-60
- Excellent Visibility
- Strong household incomes
- Higher than average population growth

TRAFFIC COUNTS

E. Basline Road: 33,071 VPD

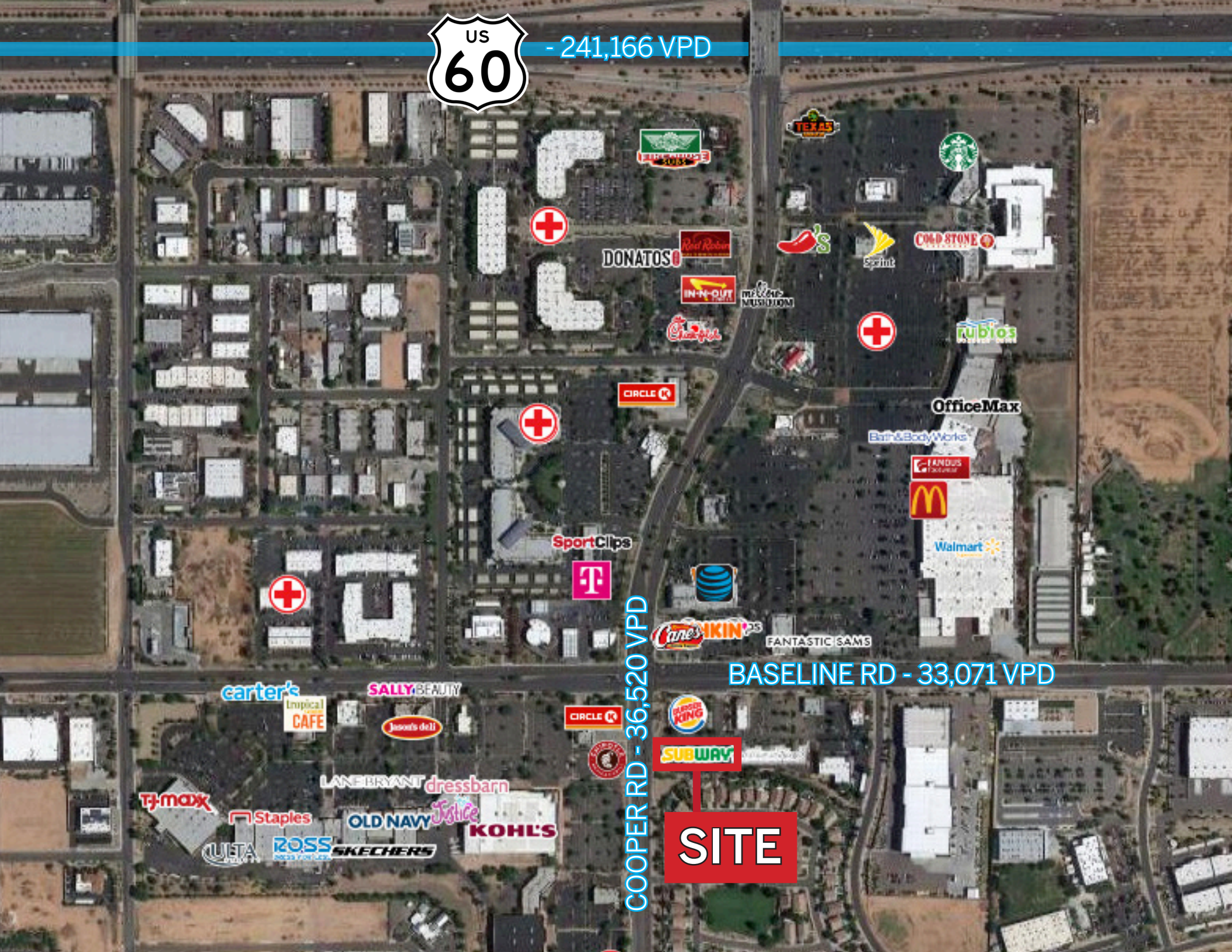
N. Cooper Road: 36,520 VPD

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2019 TOTAL POPULATION	9,706	438,373	163,691
2024 POPULATION	10,286	471,444	177,017
POP. GROWTH	5.98%	7.54%	8.14%
MEDIAN AGE	34.40	35.90	34.40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2019 TOTAL HOUSEHOLDS	3,409	160,628	56,296
2019 TOTAL # OF PERSON PER HH	5.90%	7.53%	8.32%
2019 AVERAGE HH INCOME	\$83,369	\$73,695	\$73,416
2019 AVERAGE HOUSE VALUE	\$246,759	\$222,319	\$221,315



- 241,166 VPD



COOPER RD - 36,520 VPD

BASELINE RD - 33,071 VPD

SITE