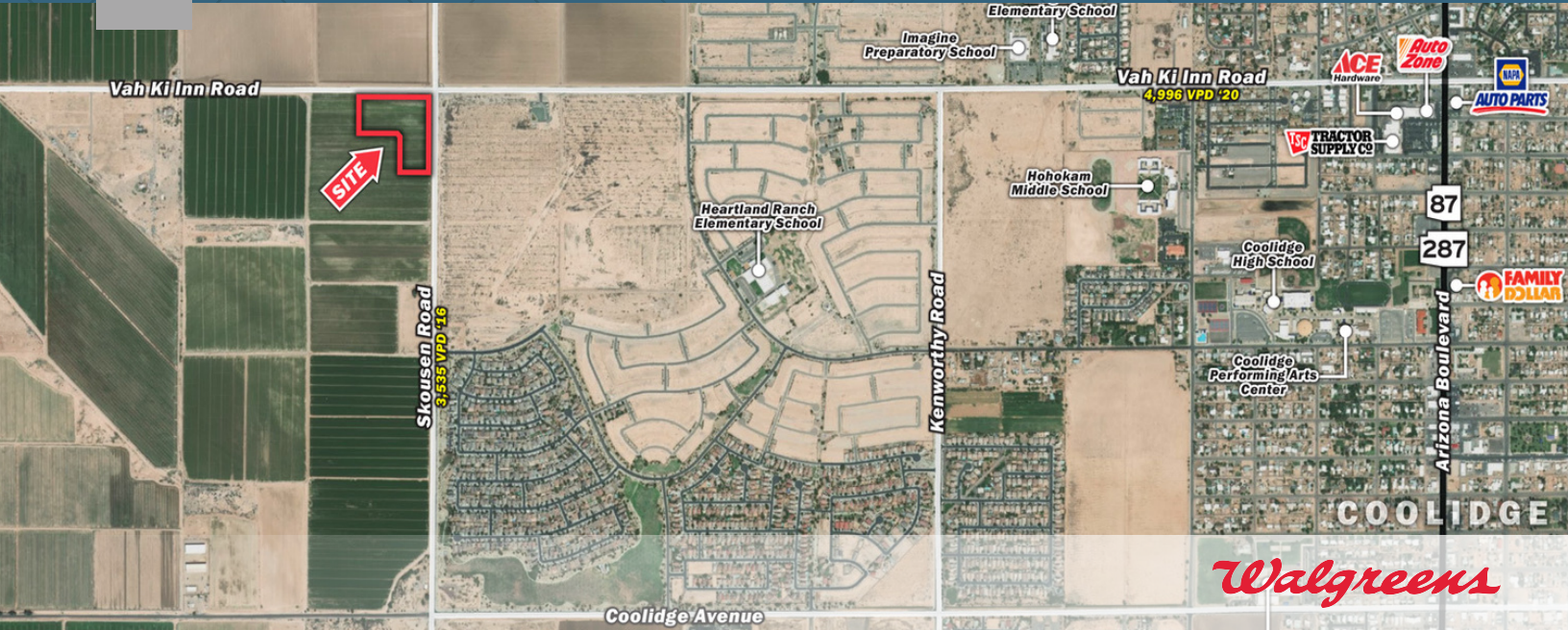


FOR SALE

Excess Walgreens Parcel - Coolidge, AZ

SWC Vah Ki Inn Rd & Skousen Rd | Coolidge, AZ



Overview

PARCEL SIZE	+/- 8.0 Acres
PRICE	\$2.75 PSF



Description

- Commercial Property Available for sale
- Close proximity to SR 87 and Interstate 10

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	1,557	12,751	15,037
2025 Est Population	1,905	14,148	16,504
Average HH Income	\$71,900	\$57,103	\$56,696
Daytime Population	1,286	12,380	14,435

Year: 2020 | Source: Esri

Contact

CHUCK GIBSON

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ED BEEH

602.682.6040 | ed.beeh@srsre.com

Traffic Counts

Vah Ki Inn Road	4,996 VPD
Skousen Road	3,535 VPD

Year: 2020 | Source: MPSI

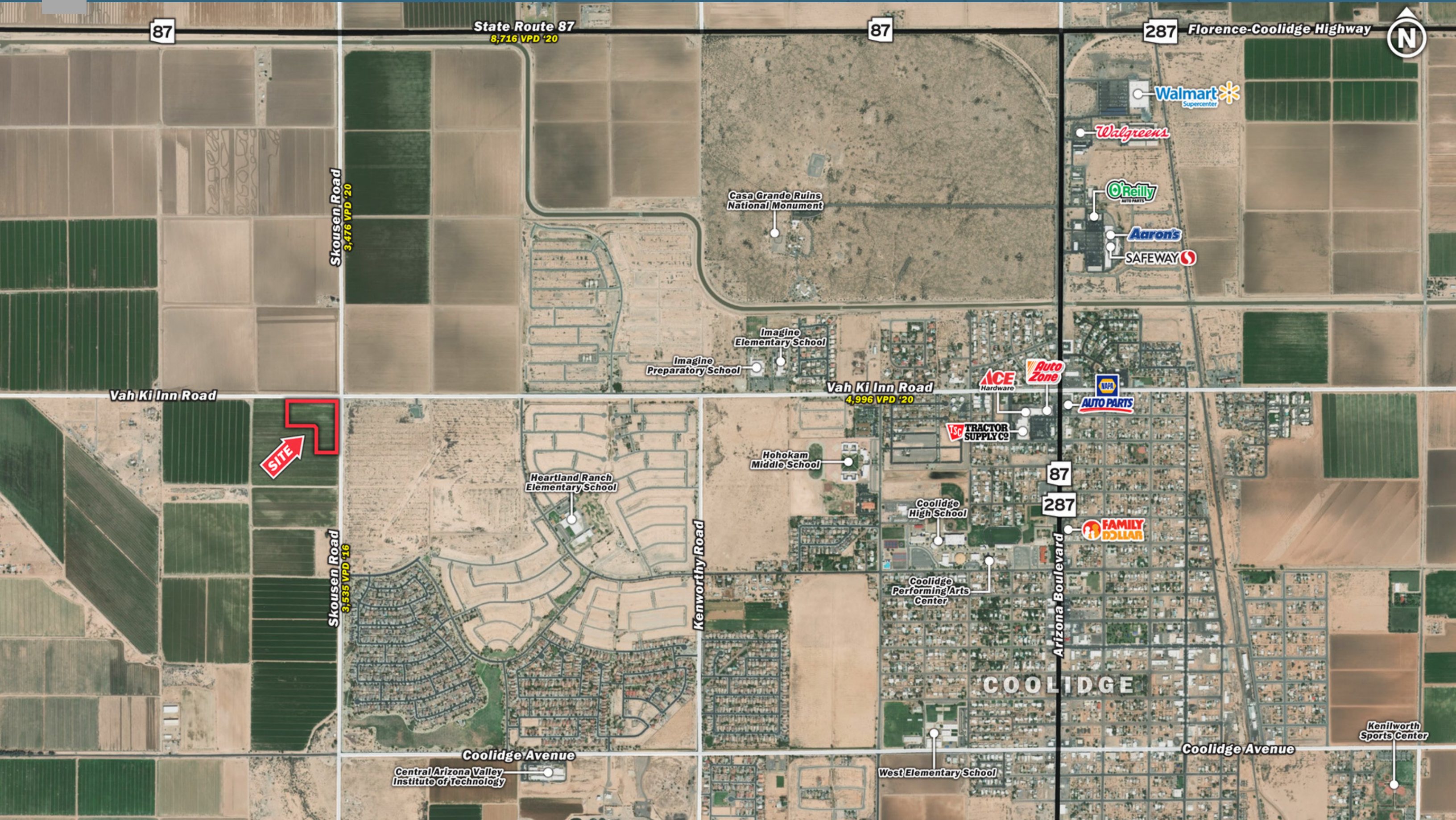
SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Excess Walgreens Parcel - Coolidge, AZ

SWC Vah Ki Inn Rd & Skousen Rd | Coolidge, AZ



Excess Walgreens Parcel - Coolidge, AZ

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	1 mile	3 miles	5 miles
Population			
2000 Population	151	8,285	10,089
2010 Population	1,407	11,601	13,780
2020 Population	1,557	12,751	15,037
2025 Population	1,905	14,148	16,504
2000-2010 Annual Rate	25.01%	3.42%	3.17%
2010-2020 Annual Rate	0.99%	0.93%	0.86%
2020-2025 Annual Rate	4.12%	2.10%	1.88%
2020 Male Population	48.7%	48.6%	48.8%
2020 Female Population	51.3%	51.4%	51.2%
2020 Median Age	27.6	32.1	32.8
Households			
2000 Households	47	2,748	3,290
2010 Households	409	3,824	4,570
2020 Total Households	447	4,196	4,985
2025 Total Households	545	4,627	5,439
2000-2010 Annual Rate	24.15%	3.36%	3.34%
2010-2020 Annual Rate	0.87%	0.91%	0.85%
2020-2025 Annual Rate	4.04%	1.97%	1.76%
2020 Average Household Size	3.48	3.04	3.01
Housing Units			
2020 Total Housing Units	561	5,078	6,020
2020 Owner Occupied Housing Units	315	2,711	3,274
2020 Renter Occupied Housing Units	133	1,485	1,712
2020 Vacant Housing Units	114	882	1,035
Race and Ethnicity			
2020 White Alone	62.8%	57.9%	55.8%
2020 Black Alone	11.6%	8.1%	7.5%
2020 American Indian/Alaska Native Alone	3.3%	8.9%	12.7%
2020 Asian Alone	1.7%	0.9%	0.8%
2020 Pacific Islander Alone	0.3%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	39.6%	45.4%	44.0%
Income			
2020 Median Household Income	\$65,945	\$48,175	\$46,464
2020 Average Household Income	\$71,900	\$57,103	\$56,696
2020 Per Capita Income	\$20,988	\$18,867	\$18,717
2019 Population 25+ by Educational Attainment			
Total	847	7,678	9,147
High School Graduate	28.3%	25.9%	26.2%
GED/Alternative Credential	7.7%	10.6%	10.5%
Some College, No Degree	29.4%	24.7%	24.6%
Associate Degree	3.5%	7.1%	6.9%
Bachelor's Degree	9.1%	9.7%	9.7%
Graduate/Professional Degree	7.3%	5.6%	5.1%
Daytime Population			
2020 Total Daytime Population	1,286	12,380	14,435
Workers	318	3,931	4,349
Residents	968	8,449	10,086

Source: Esri, U.S. Census