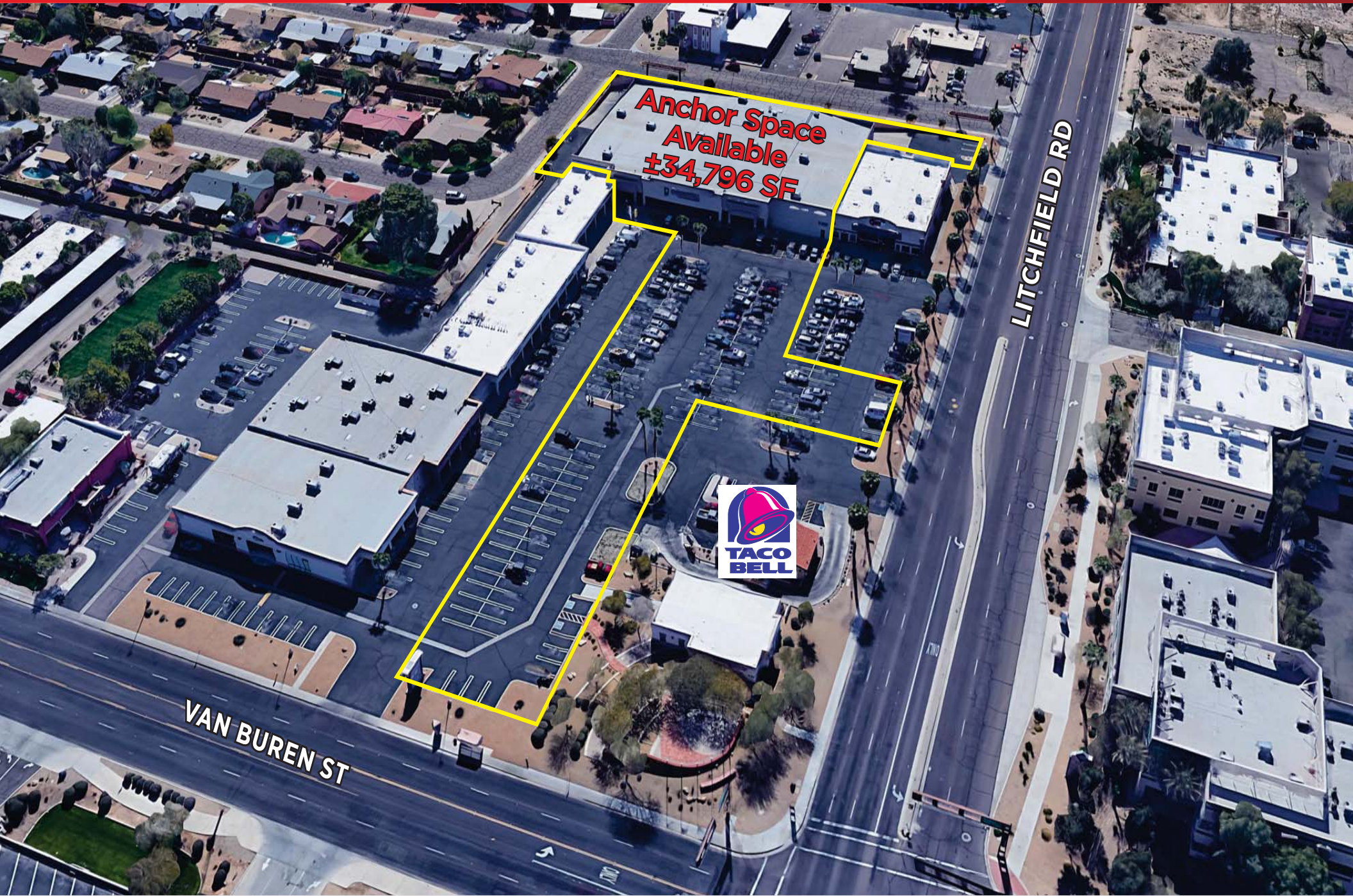


FOR SALE OR LEASE

211 North Litchfield Road | Goodyear, Arizona



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Property Highlights

- Offered for Sale at \$2.6MM (\$74.72 psf)
- Aggressive Rental Rates (will consider splitting)
- Low NNN at \$1.50 per square foot
- Zoned: C-2, City of Goodyear
- Located one mile south of I-10 Freeway
- Excellent demographics

Demographics

	1 Mile	3 Mile	5 Miles
Estimated Population (2017)	7,810	77,514	176,739
Estimated Households (2017)	2,289	25,018	55,988
Est. Avg. Household Income (2017)	\$52,243	\$72,570	\$79,828
Est. Median Household Income (2017)	\$41,586	\$59,383	\$64,858

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

