



**PREMIER PAD OPPORTUNITY IN KINGMAN ARIZONA | GROUND LEASE OR BUILD TO SUIT | 0.62 AC**

**N/NWC STOCKTON HILL ROAD AND KINO AVE | KINGMAN, AZ**

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# PROPERTY HIGHLIGHTS

- Opportunity for Premier Frontage Along Stockton Hill Road - Kingman's Dominant Commercial Artery
- Strategically Positioned in the Heart of Kingman's Retail, School, and Medical Epicenter
- Dense Retail Corridor with Neighboring Tenants Including, Safeway, Starbucks, Sonic, Valvoline, The Home Depot, Verizon, True Value, Chase Bank, and more
- Excellent Access and Signage Available with Drive-Thru Capabilities (C-3 Zoning)
- Shared parking with adjacent pad/retailer.

## **2023 DEMOS** (5-MILE RADIUS)

TOTAL POPULATION **53,356**

DAYTIME POPULATION **50,749**

## **TRAFFIC COUNTS**

STOCKTON HILL RD **23,426 VPD**

(ADOT '22)

KINO AVE **2,716 VPD**

(ADOT '22)

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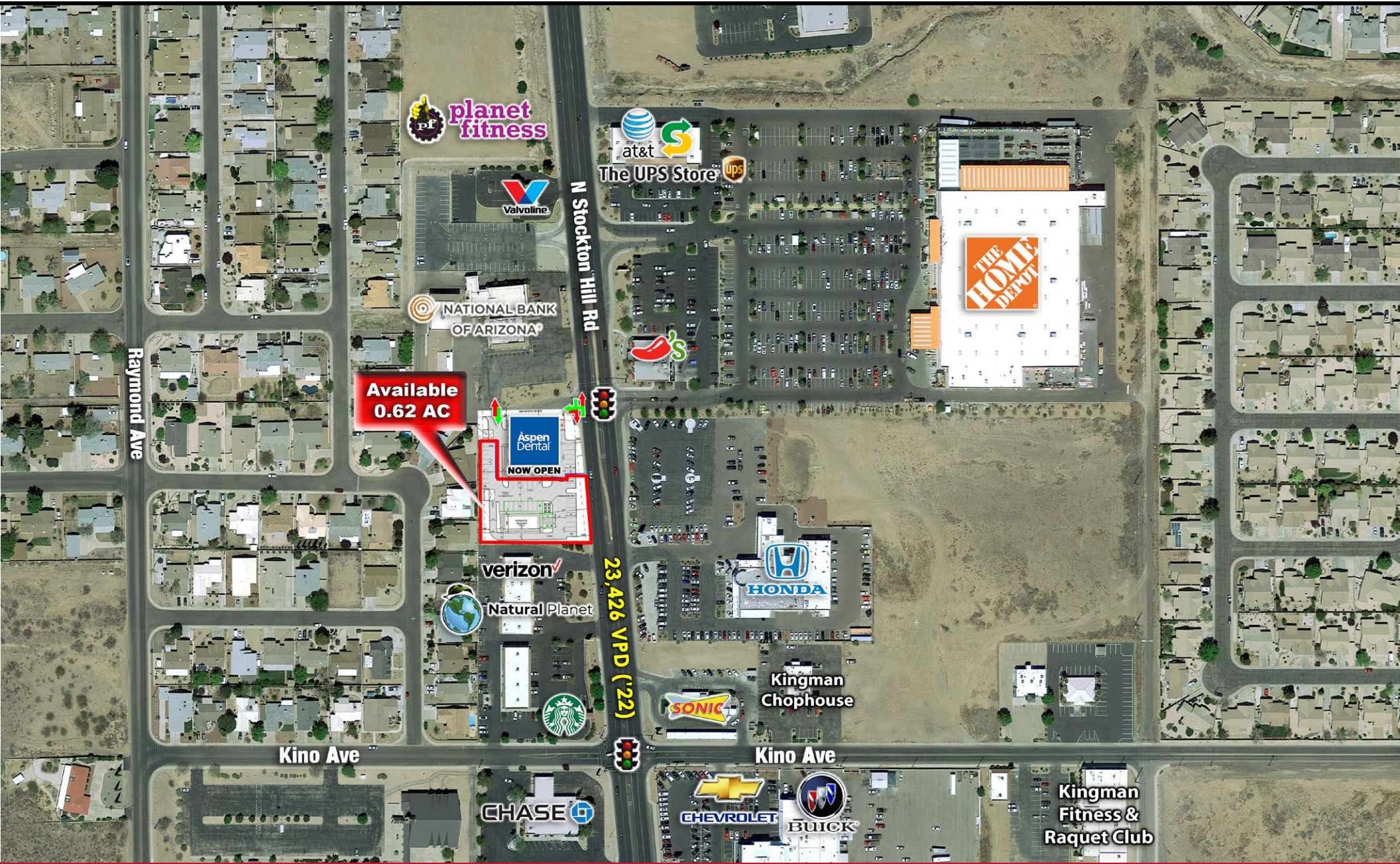
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# INTERSECTION AERIAL



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# RETAIL AERIAL



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# DEMOGRAPHIC SNAPSHOT



**2023 Total Population**

	1 MILE	3 MILE	5 MILE
2023 Total Population	5,702	37,121	53,356

**2028 Total Population**

2028 Total Population	5,626	38,221	57,192
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**Average HH Income**

	1 MILE	3 MILE	5 MILE
Average HH Income	\$81,773	\$63,821	\$69,542

**Median HH Income**

Median HH Income	\$54,983	\$43,555	\$49,058
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**Daytime Employees**

	1 MILE	3 MILE	5 MILE
Daytime Employees	5,441	14,634	18,471

**Daytime Residents**

Daytime Residents	3,552	22,774	32,278
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**2023 Households**

	1 MILE	3 MILE	5 MILE
2023 Households	2,396	15,111	21,907

**2028 Households**

2028 Households	2,408	15,815	23,883
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**Owner Occupied Housing**

	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	65.5%	64.9%	67.7%

**Renter Occupied Housing**

Renter Occupied Housing	29.5%	28.0%	24.9%
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**2023 Median Age**

	1 MILE	3 MILE	5 MILE
2023 Median Age	49.2	45.2	46.0

**2028 Median Age**

2028 Median Age	49.4	45.9	46.5
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