

8,019 SF MEDICAL OFFICE | SINGLE OR MULTI-TENANT

DIVISIBLE TO ±2,690 SF

13645 W. Indian School Rd | Litchfield Park, AZ 85340





**DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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PROPERTY DETAILS

- Medical Office for Lease
- Building Size: ±8,019 SF
- Availability: 2,690 SF to 8,019 SF
- Lot Size: 43,795 SF (1 acre)
- Year Built: 2007
- Rate: Contact Agent

PROPERTY HIGHLIGHTS

- Currently divided for 3 tenants, but can easily be modified for a single tenant
- Frontage on Indian School Rd with traffic counts of 15,975 VPD
- ± 5,329 SF is built out over 2 suites and the remaining ± 2,690 SF is vacant shell space
- \$105,403 Median Household Income in a 1-mile radius
- The Wigwam is located approximately 1 mile north
- ±750 multifamily & townhome units under construction or planned within a 1 mile radius
- Parking ratio of 5.86/1,000 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	10,114	86,265	199,276
PROJECTED POPULATION (2029)	10,006	90,792	212,058
AVERAGE HOUSEHOLD INCOME	\$153,868	\$132,842	\$120,089
DAYTIME POPULATION	6,147	43,603	93,096
MEDIAN AGE	38.1	37.4	34.5
ESTIMATED HOUSEHOLDS	3,502	31,256	68,226



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Reception



Entrance



Hallway



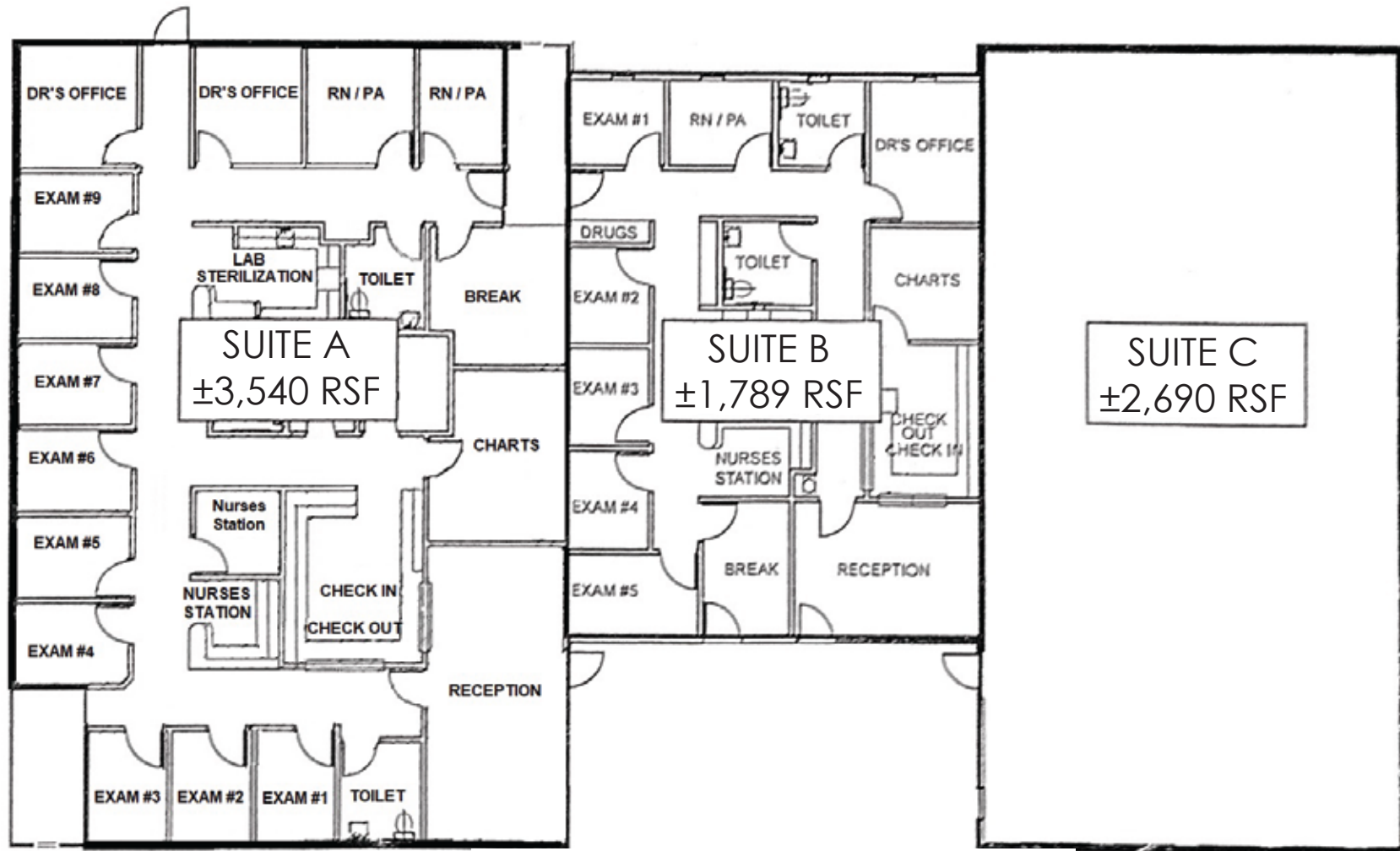
Lobby

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site plan



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