



910 E Warner Rd

CHANDLER, AZ 85225

GROUND LEASE AVAILABLE



Land PAD
Parcel -
Located W
of NWC of
Warner Road
and McQueen
Road.

TIM DULANY
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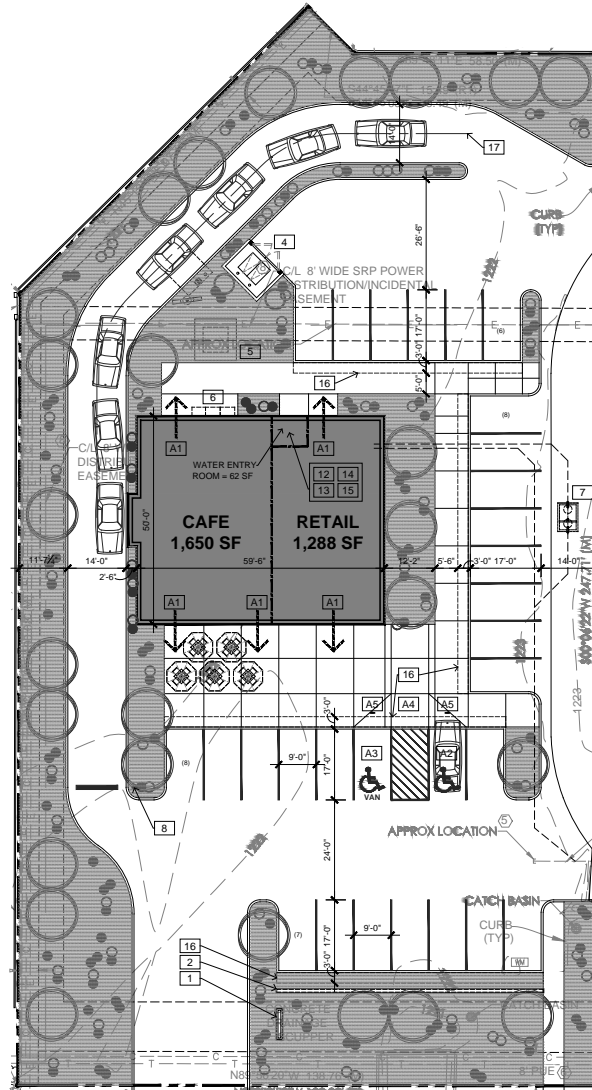
KURT KERNER
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Proposed Site Plan



±1,650 SF

RESTAURANT

±1,288 SF

RETAIL/OFFICE

PAD

ZONED

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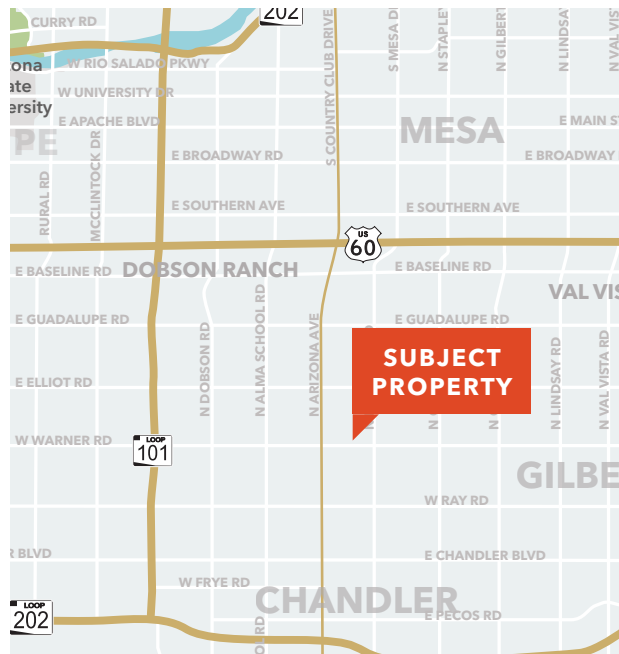
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PROPERTY OVERVIEW

Parcel size	32,815 SF
Parcel No.	302-29-473
Zoning	PAD (City of Chandler) underlying zoning - C1

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**±0.75 acre lot with up to
±4,800 SF total for Retail
or Office Storefront**

FRONTAGE along Warner Road

THREE block from Highway 60

TWO blocks from Highway 87

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	14,037	147,584	382,053
Population 2027 Proj.	15,562	163,432	424,362
Median HH Income	\$80,880	\$75,111	\$75,538
Employment	5,144	56,217	155,796

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