

RESTAURANT DRIVE-THRU PAD

3239 E INDIAN SCHOOL RD
PHOENIX, AZ 85018



**FOR LEASE, GROUND
LEASE, OR SALE**

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OFFERING DETAILS

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SALE PRICE	\$2,000,000
LEASE RATE	Call for Lease Rate
AVAILABLE	±2,436 SF or GL
LOT SIZE	±17,428 SF
YEAR BUILT	1969

PROPERTY HIGHLIGHTS

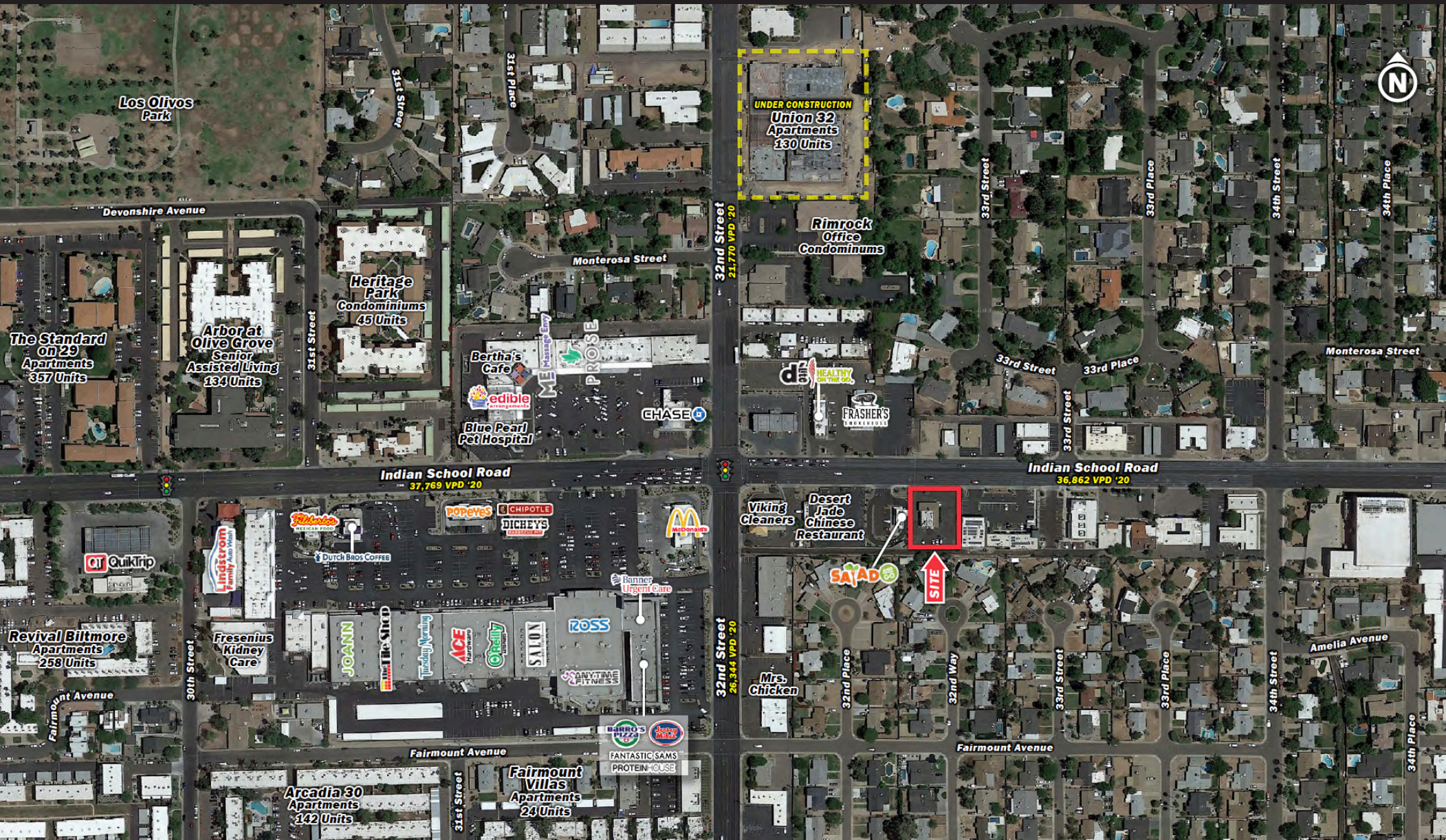


- Rare Arcadia Indian School Drive-Thru Pad
- Located in popular retail corridor
- Close proximity to Arcadia lite and Arcadia neighborhoods
- High visibility fronting Indian school/Heavy traffic at intersection
- Dedicated monument sign

AERIAL OVERVIEW

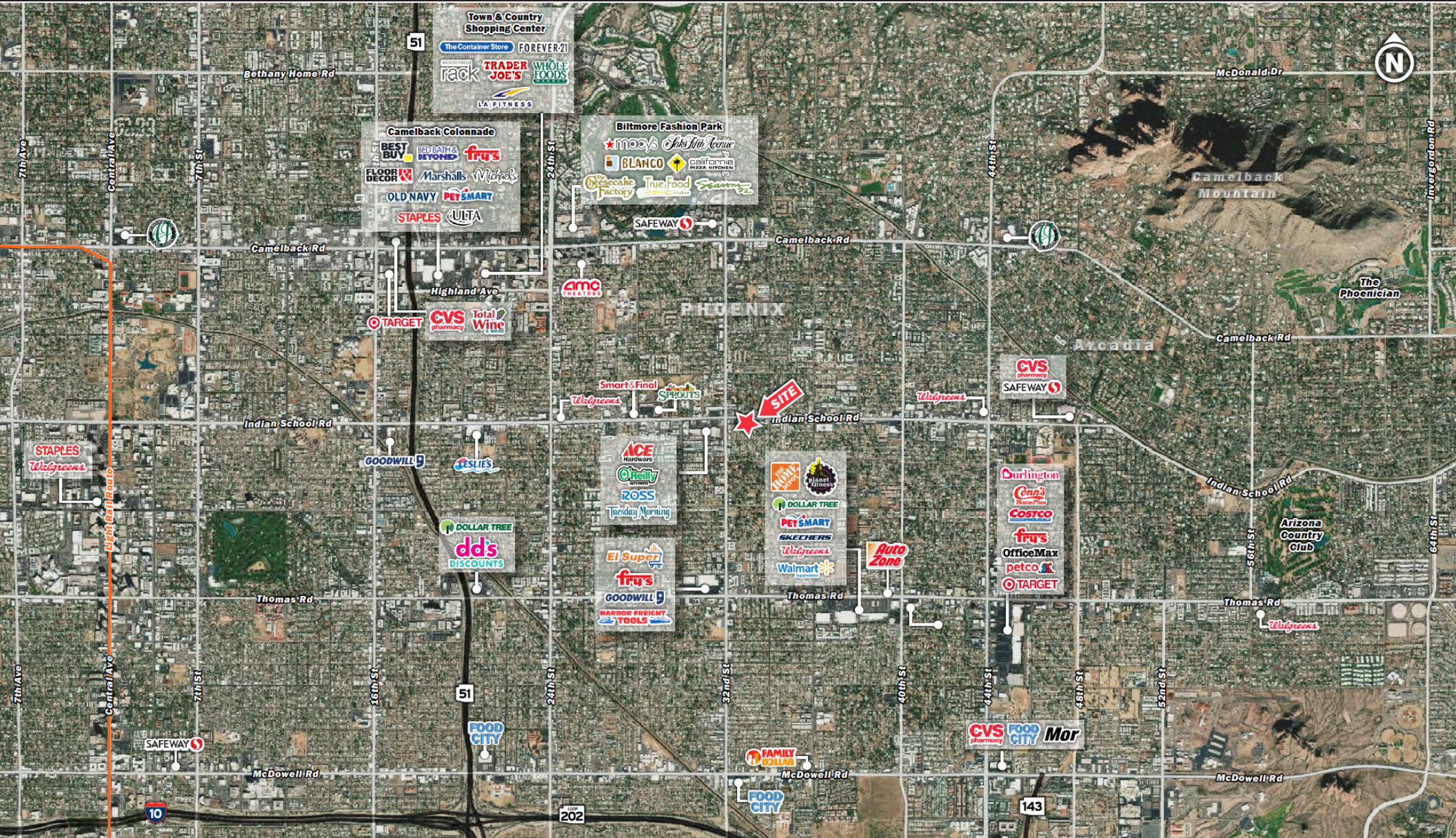


AERIAL OVERVIEW



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



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DEMOGRAPHICS



POPULATION

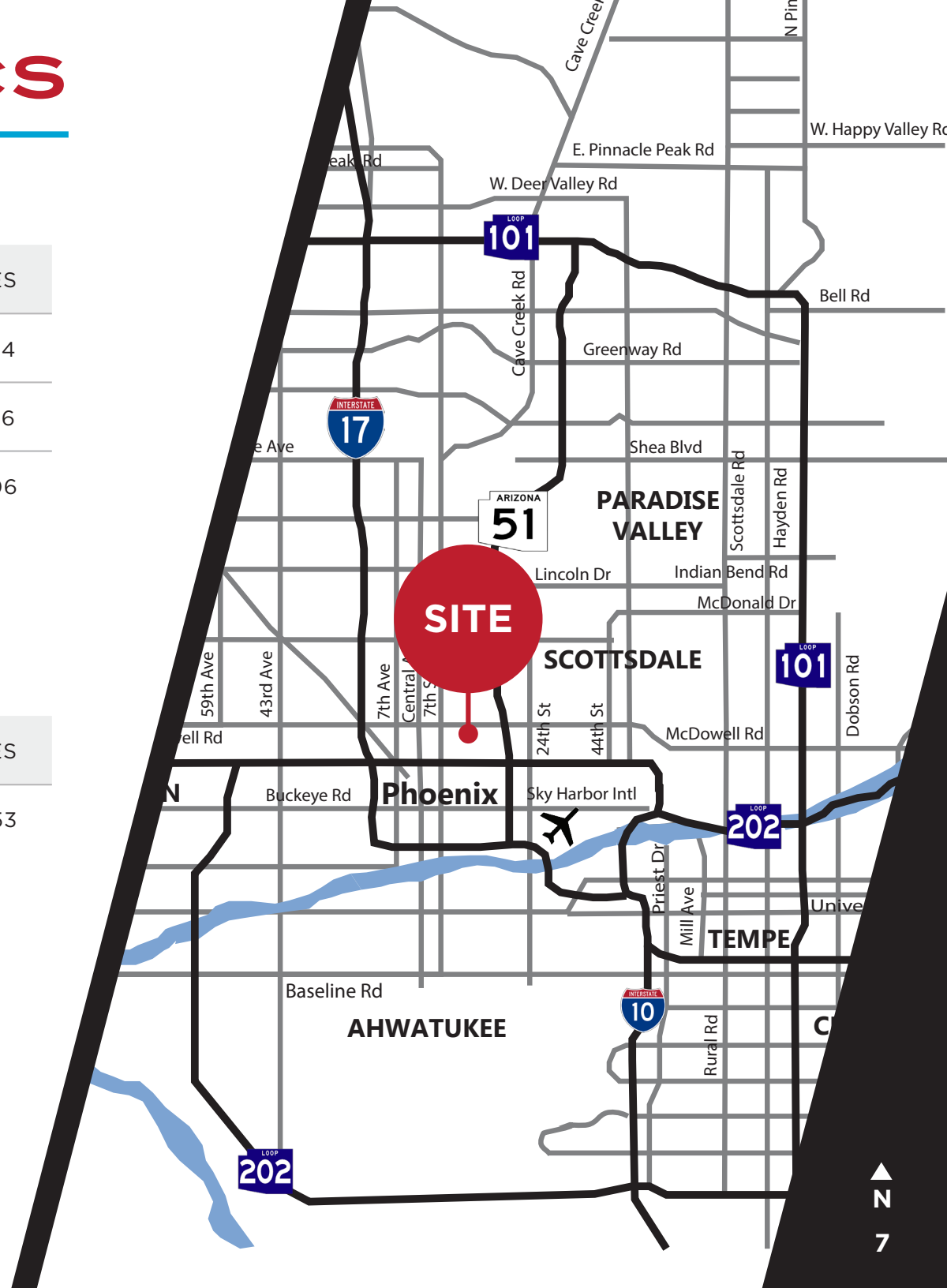
	1 MILE	3 MILES	5 MILES
2021	22,874	158,739	304,144
2026	24,451	170,093	337,596
DAYTIME	23,266	177,729	428,706



AVERAGE HOUSEHOLD INCOME

	1 MILE	5 MILE ³	5 MILES
2021	\$83,719	\$88,691	\$94,353

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