

# MEDICAL OFFICE FOR LEASE

3102-3104 East Indian School Road - Phoenix, Arizona 85016



**Opportunity for Newly Renovated Arcadia/Biltmore Medical Space**



## Space Available in Arcadia/Biltmore Medical Office Building

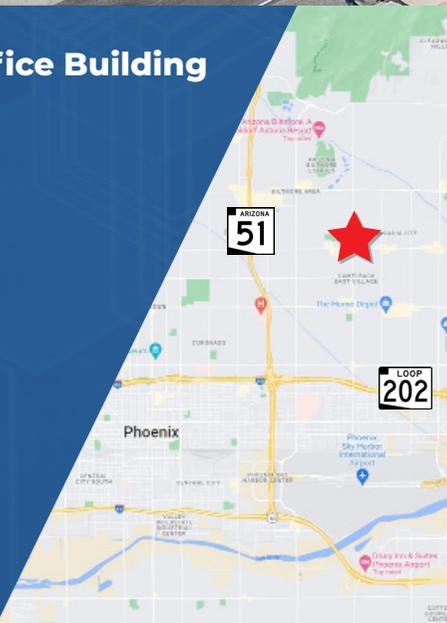
- Generous Tenant Improvement Allowance Available
- Excellent Building and Monument Signage on Busy Indian School Road
- Easy Access to SR-51, I-10, and Loop 202
- Close Proximity to Retail and Restaurant Amenities

**J.T. Taylor**

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**Size:**

**2,911 SF (SUITE 202)**

**1,854 SF (SUITE 201)**

**Availability:**

**+/- APRIL 2026**

**Lease Rate:**

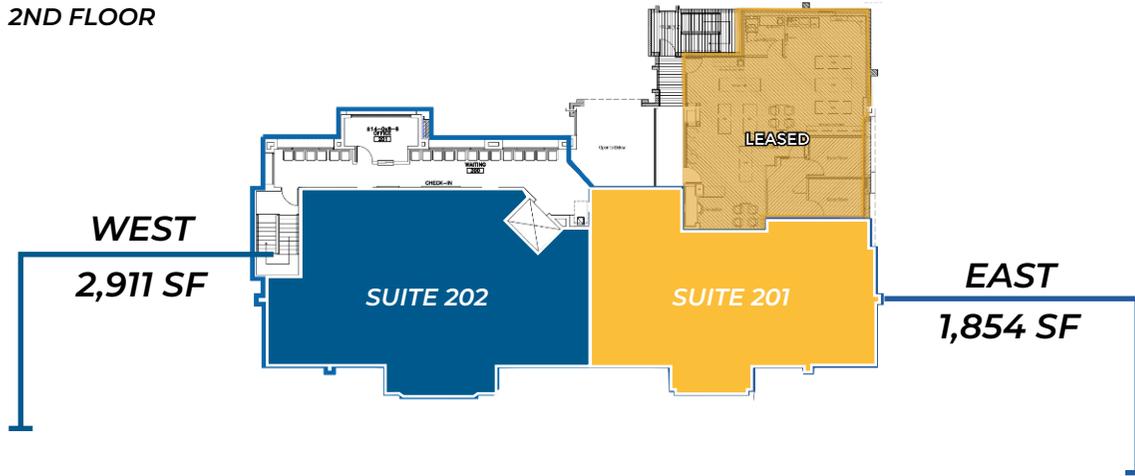
**\$23.00 NNN**

**Traffic Counts:**

**INDIAN SCHOOL RD: 42,820 VPD  
32ND ST: 24,200 VPD**

# The HERITAGE MEDICAL PLAZA

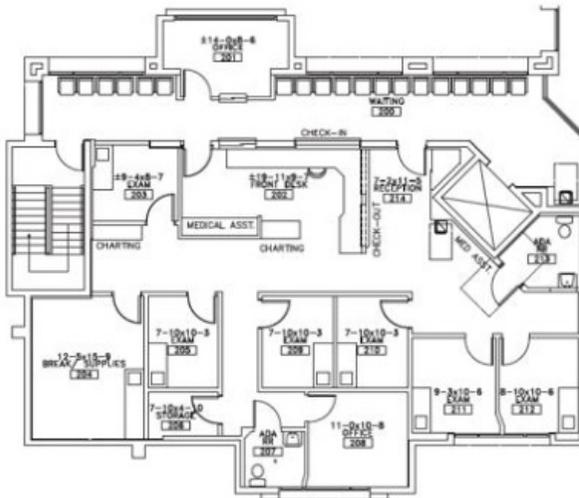
2ND FLOOR



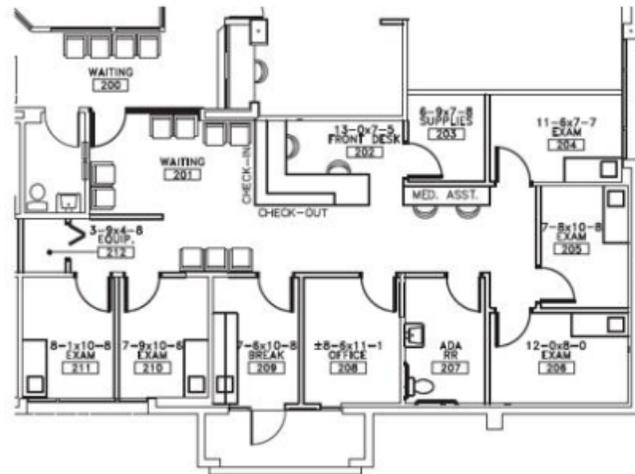
## Newly Renovated Medical Space Coming!

- Conceptual Floor Plan Renderings Below
- White Box Renovation Underway
- Opportunity to Design Space
- Generous TI Available

Suite 202 – 2,911 SF



Suite 201 – 1,854 SF



# AERIAL VIEW

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42,820 VEHICLES PER DAY

# INTERIOR PHOTOS

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Suite 200 - Desert Hand Physical Therapy



Suite 120 - Mind to Body PT



Suite 100 - Dermatology

# EXTERIOR PHOTOS

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Suite 130 - Primary Care



Suite 110 - Podiatry



Suite 140 - Plastic Surgeon



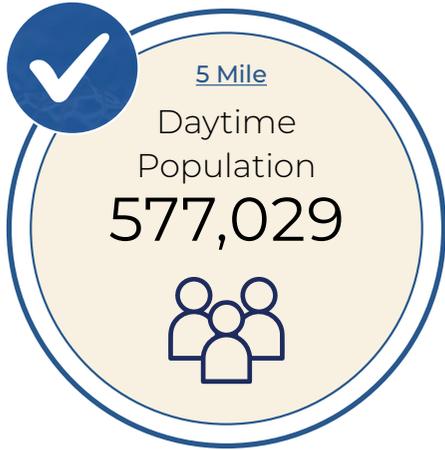
# EXTERIOR DRONE PHOTOS



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# DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,689	253,370	<b>577,029</b>
Residential Population:	21,169	154,693	317,515
2030 Proj. Residential Population:	20,497	152,172	323,209
Average Household Income:	\$139,940	\$133,969	\$133,515
Annual Consumer Health Care Expenditures:	\$66.38 M	\$425.06 M	\$923.57 M
Median Age:	37.2	35.4	36.3
Average Household Size:	2.0	2.2	2.1
Housing Units:	12,039	75,866	165,940
Total Households:	10,778	68,876	150,428
Total Employees:	10,520	98,677	259,514

