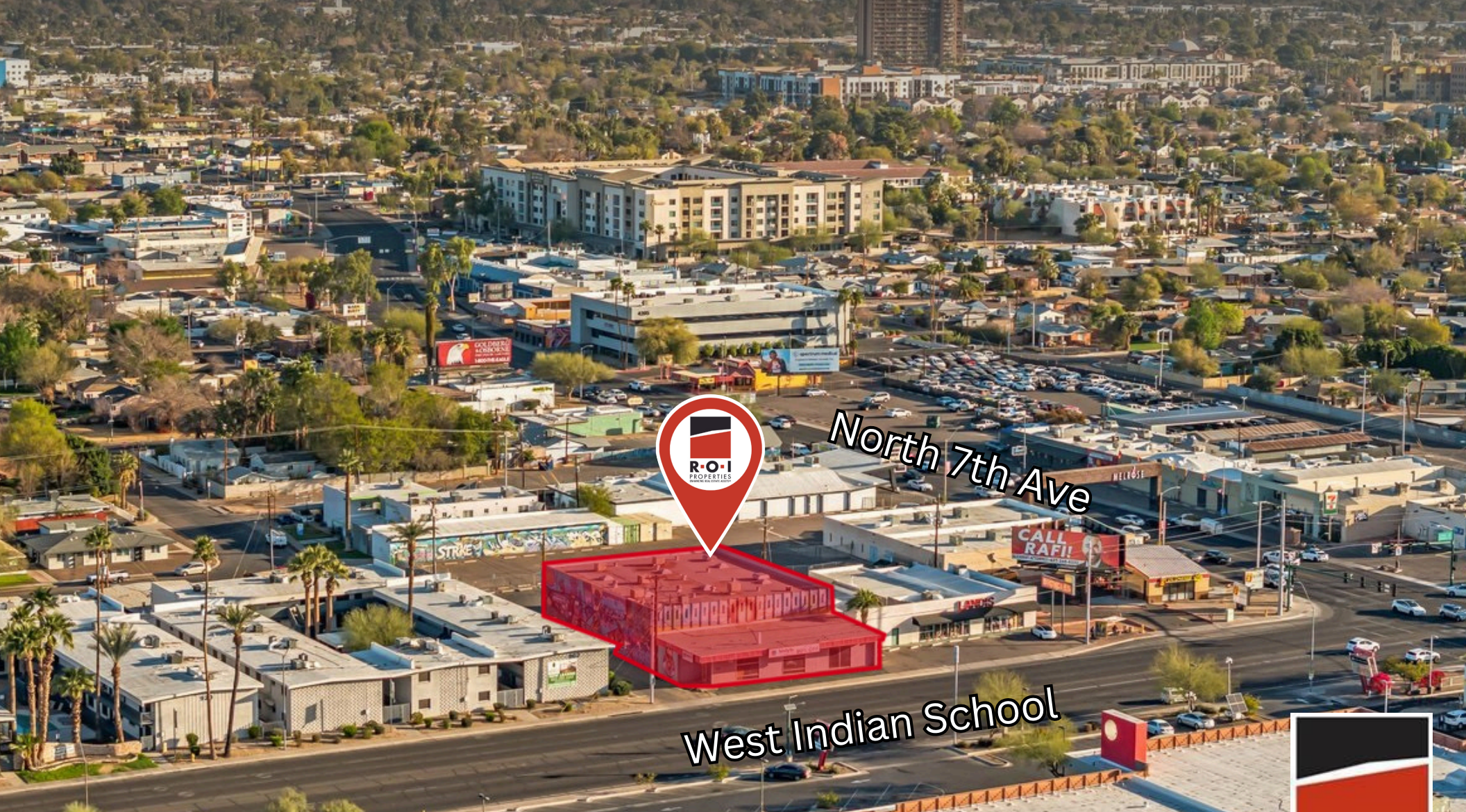


# Melrose Flex Space

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013



North 7th Ave

West Indian School



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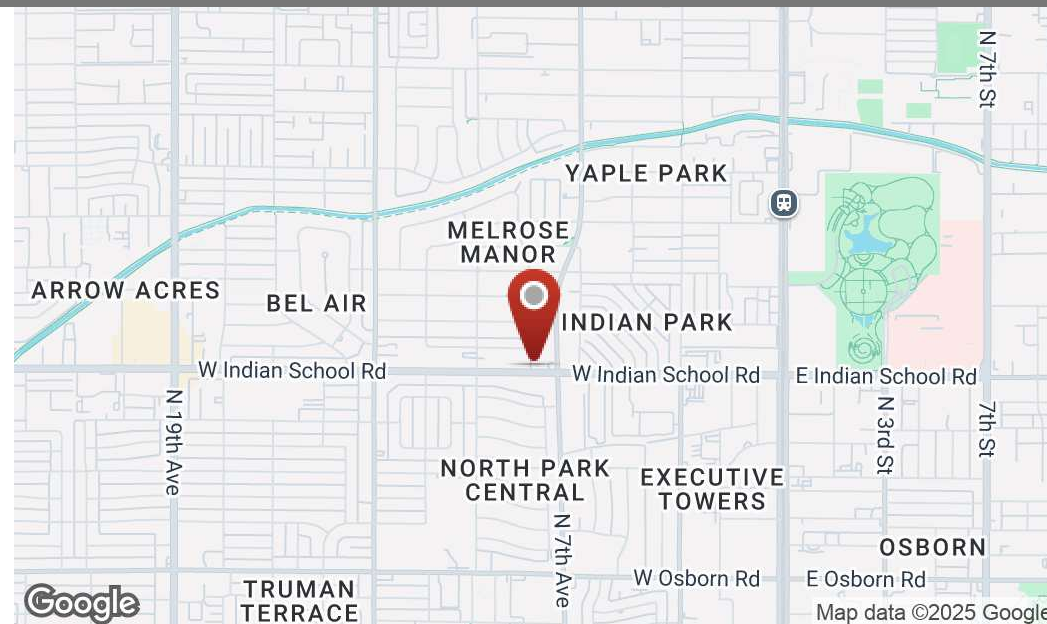
**Carter Cohen**  
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tcchone@roiproperties.com

**R.O.I. Properties**  
3333 E Camelback Rd., Ste 252  
Phoenix, AZ 85018  
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# FUNCTIONAL FLEX BUILDING - 7TH AVE & INDIAN SCHOOL

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	9,910 SF
Price/SF	\$181.63 PSF
APN:	155-39-092-C
Lot Size:	15,980 SF
Zoning	C-2

## PROPERTY OVERVIEW

Situated in the vibrant Melrose district of central Phoenix, 724 W Indian School presents a rare opportunity to acquire a single-tenant flex property. Featuring 2,430 SF of prime retail frontage on high-traffic Indian School Rd and 7,480 SF of warehouse space with a functional loading dock, the building is ideal for a showroom-style retail setup with ample storage. The warehouse boasts impressive clear height and a convenient mezzanine for added versatility.

## PROPERTY HIGHLIGHTS

- Desirable Flex Layout- 2,430 SF Showroom 7,480 SF Warehouse
- Located within the busy and trendy Melrose District
- Includes loading
- Booming intersection

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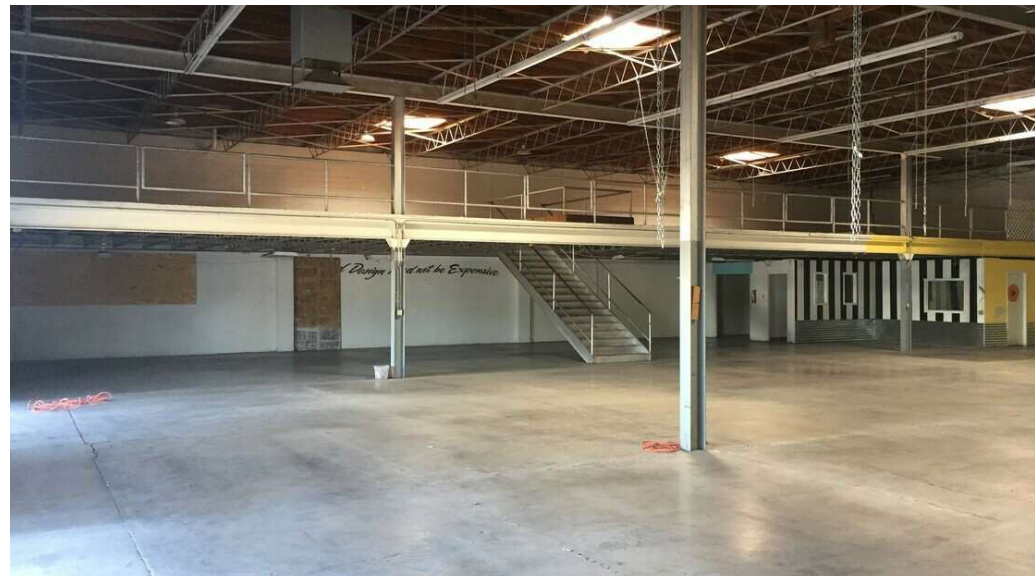
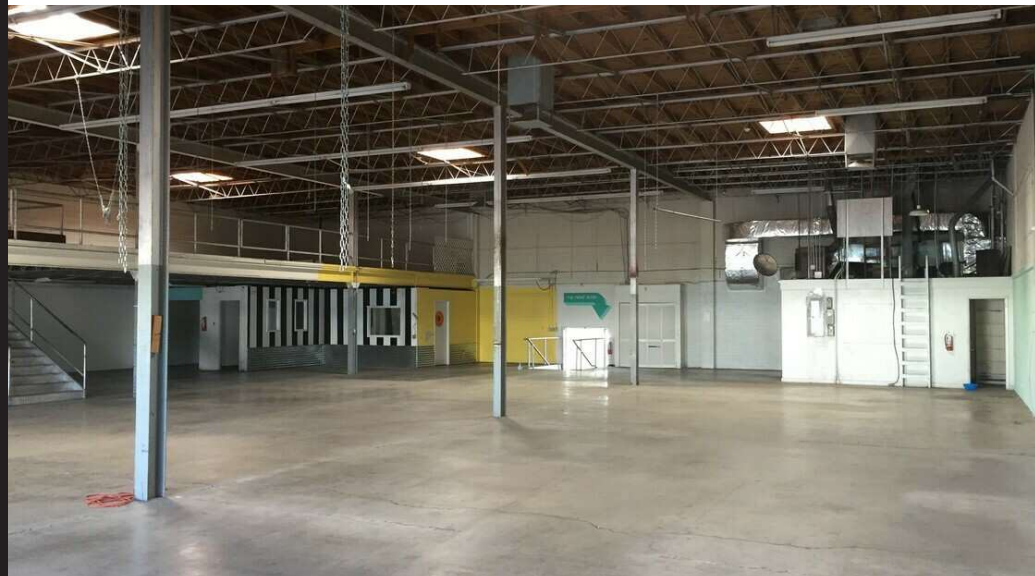
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# MELROSE WAREHOUSE AND SHOWROOM

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR SALE



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# LOCATED IN THE VIBRANT MELROSE DISTRICT

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# DENSE INFILL RETAIL CORRIDOR

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR SALE



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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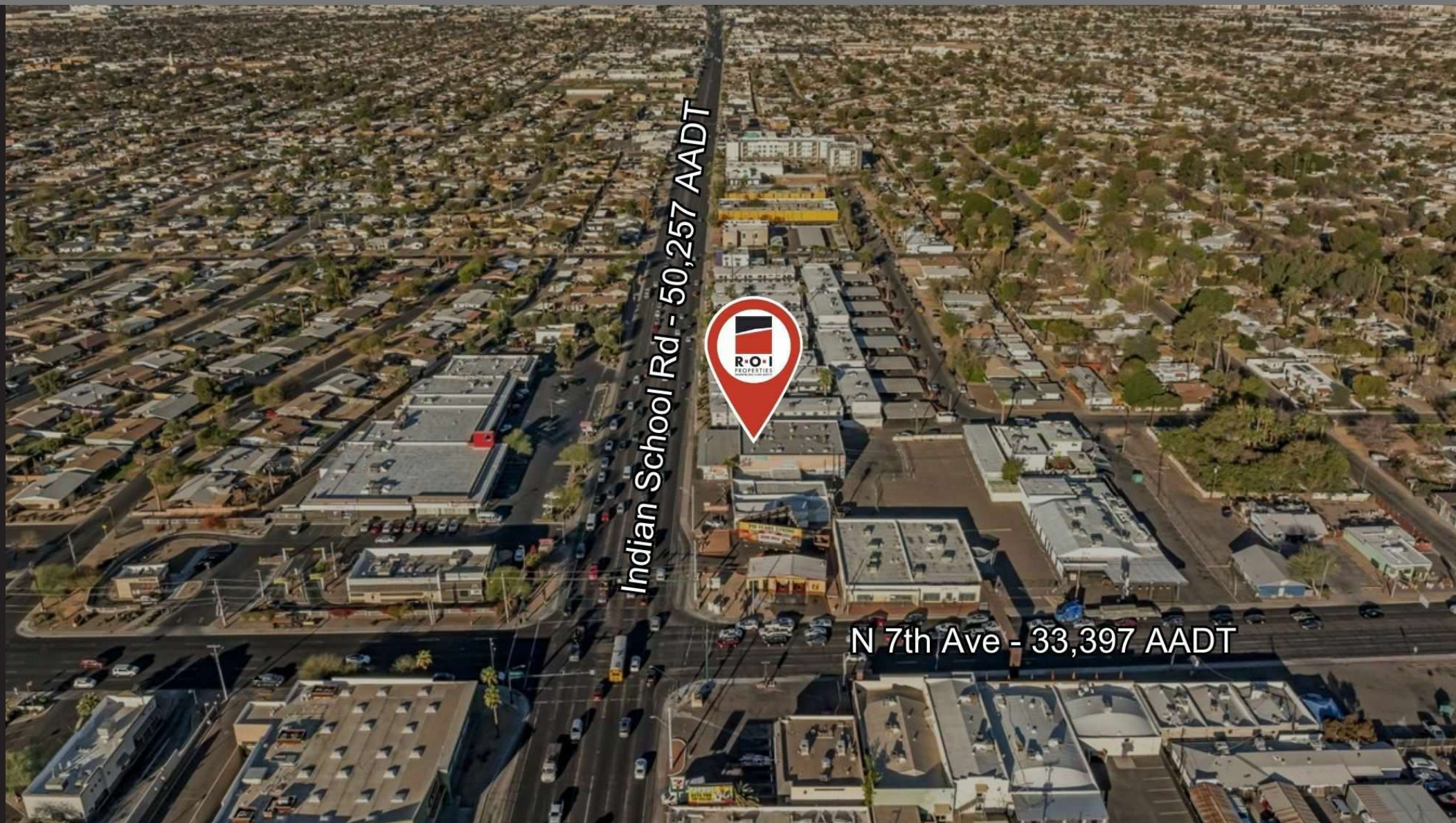
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# EXTREMELY BUSY 7TH AVE & INDIAN SCHOOL INTERSECTION

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR SALE



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# 1 - MILE DEMOGRAPHIC SUMMARY

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR SALE

## DEMOGRAPHIC SUMMARY

724 West Indian School Road, Phoenix, Arizona, 85013

Ring of 1 mile

### KEY FACTS

22,233

Population



11,582

Households

35.0

Median Age

\$55,390

Median Disposable Income

### EDUCATION

9%

No High School Diploma



17%

High School Graduate



30%

Some College



44%

Bachelor's/Grad/Prof Degree

## INCOME



\$67,323

Median Household Income



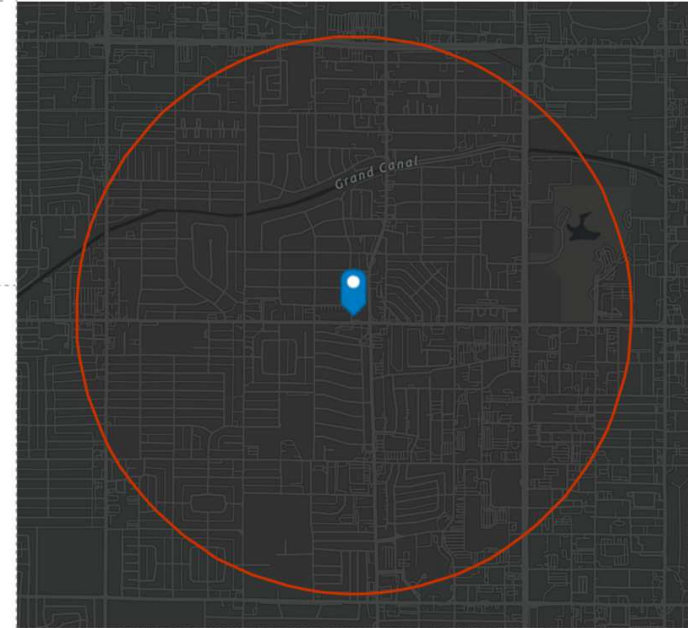
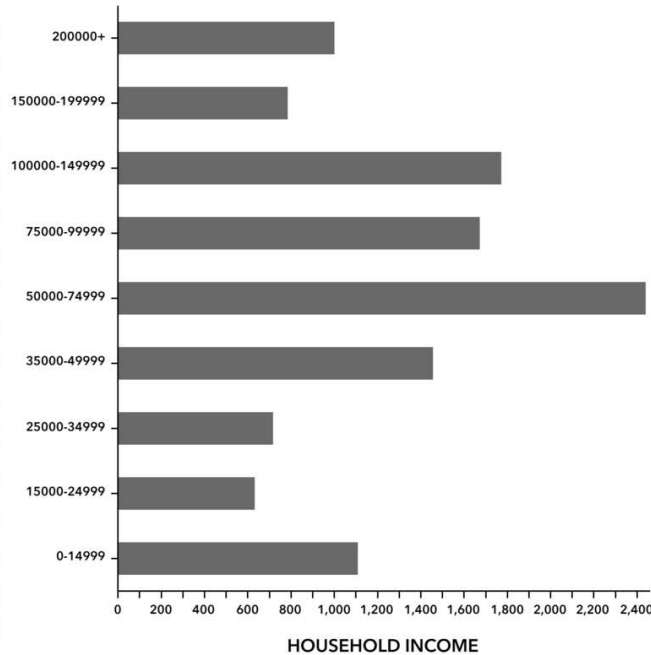
\$49,549

Per Capita Income



\$51,159

Median Net Worth



### EMPLOYMENT



74%

White Collar



14%

Blue Collar



15%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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