



**Asher Point Community
by Lennar Homes
309 Single Family Homes**

**S Arizona Ave
19,776 VPD**

D'Moonlight Nails
Starbucks
Twisted Sugar Morning Glory Brunchery
SOL AZTECA MEXICAN KITCHEN

Shop Space Available

**E Riggs Rd
22,924 VPD**

DEMOGRAPHICS 2024		
ESTIMATED POPULATION		
8,184	66,341	136,561
1 MI	3 MI	5 MI
ESTIMATED HOUSEHOLDS		
3,695	27,411	52,633
1 MI	3 MI	5 MI
AVERAGE HH INCOME		
\$173,162	\$173,947	\$179,297
1 MI	3 MI	5 MI
TOTAL DAYTIME EMPLOYEES		
2,206	12,733	27,729
1 MI	3 MI	5 MI

Source: SITES USA, Inc.

Join Starbucks!

- Last ± 2,000 SF of retail shop for Lease remaining
- Zoning: C1; City of Chandler
- All retail users welcome!
- Next to the new **Lennar at Asher Pointe** residential development with over 300 homes ranging from \$475k to \$625K
- Utilities available
- High income trade area with households averaging \$100,000 within 1 mile

7339 E. McDonald Drive • Scottsdale, AZ 85250 • O: 480.947.8800 • F: 480.947.8830 • www.dpcrc.com

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Nationwide Real Estate Services

NEC Arizona Ave & Riggs Rd

Chandler, Arizona



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Chandler, Arizona



Lennar Homes has built an adjacent Adult Amenity Area to their Asher Point Community that consists of 309 single-family homes. It consists of porch swings, bar tables, gaming area for cornhole, bocce ball, with a pedestrian gate for access to the future shops.

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NEC Arizona Ave & Riggs Rd

Chandler, Arizona



TRAFFIC COUNTS
 Source: Sites USA 2024

Arizona Avenue
 19,776 cars per day

Riggs Road
 22,924 cars per day

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