

# EXISTING DRIVE-THRU BUILDING

4044 South Arizona Ave | Chandler, Arizona 85248

## AVAILABLE FOR SALE or LEASE

(Do Not Disturb Tenants)



**CAROL SCHILLNE**

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**ORION**  
INVESTMENT REAL ESTATE

# TRAFFIC COUNTS:

South Arizona Avenue: 30,037 VPD

East Ocotillo Road: 14,417 VPD



PARCEL/APN#:

303-48-981

BUILDING SIZE:

± 1,865 SF

LAND SIZE:

0.42 AC or 18,632-square-feet

ZONING:

PAD, City of Chandler



# EXISTING DRIVE-THRU BUILDING

NORTH FACING AERIAL VIEW

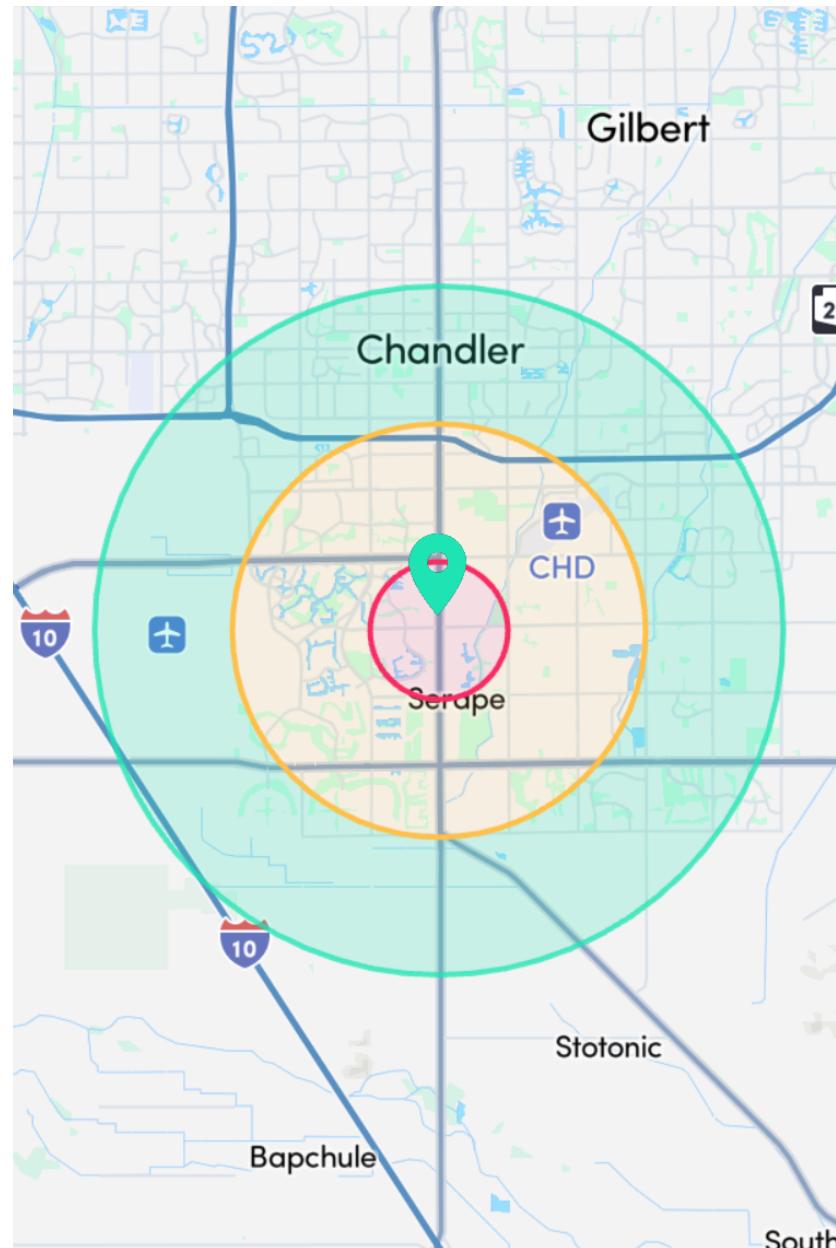


# OVERHEAD AERIAL VIEW



# DEMOGRAPHICS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
<b>Daytime Population:</b>	13,340	109,580	268,634
<b>Estimated Population:</b>	10,975	89,036	207,966
<b>2030 Proj. Residential Population:</b>	10,895	88,593	208,635
<b>Average Household Income:</b>	\$240,554	\$178,558	\$158,443
<b>Total Consumer Expenditure:</b>	\$584M	\$4.65B	\$10B
<b>Median Age:</b>	37.7	42.4	40.1
<b>Average Household Size:</b>	3.0	2.5	2.6
<b>Housing Units:</b>	3,992	38,373	86,585
<b>Total Households:</b>	3,673	34,919	79,233
<b>Total Businesses:</b>	453	3,699	7,855



Existing Drive-thru Building in Chandler, Arizona

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## ***EXCLUSIVELY LISTED BY:***



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**ORION Investment Real Estate** is a leading full-service brokerage firm based in the Western United States. With more than a billion dollars in recent transactions, the ORION team provides best-in-class service to the commercial real estate community.

Boasting an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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