

# 7505 W Indian School Rd | Phoenix, AZ 85033

- + Land Acres ±2.63 acres
- + Land SF ±114.389 SF
- + Parcel ID 102-62-145K
- + Land Use Commercial
- + Sale Price contact broker
- + Zoning C-C
- + Well established community surrounded by a variety of amenities; retail shopping centers, dining options, schools and parks
- + Convenient access to major roads, freeways and public transportation
- + Ideal location for businesses with a mix of residential neighborhoods, commercial establishments, educational and recreational facilities

### **Contact Us**

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Demographics 2025			5 Miles
2025 Population Estimate	31,861	210,729	418,309
Average Household Income	\$82,223	\$89,152	\$87,519
2025 Median Age	28.6	29.7	30.7
2025 Daytime Population	21,814	154,886	377,089

Source: ESR



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## **Amenities Aerial**

# SITE

### Healthcare

- 1 Concentra Urgent Care
- 2 EOS Fitness
- 3 LA Fitness
- Planet Fitness
- Mountain Park Health Center

#### Recreation

- Ocso Park
- 2 Desert West Sports Complex

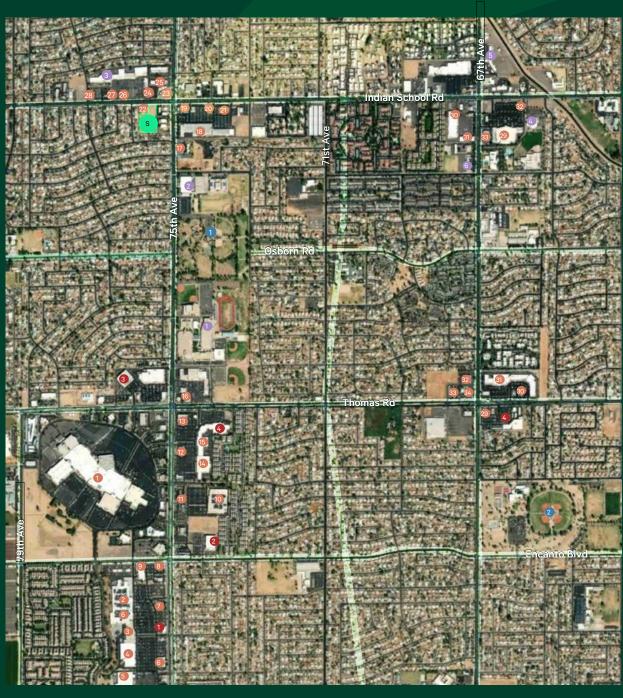
### Education

- 1 Trevor Brown High School
- Estrella Middle School
- 3 Acclaim Academy
- Western School of Science & Technology
- Westland Charter School
- Flor Del Sol Elementary

### Retail & Dining

- Desert Sky Mall
- Walmart
- WSS Shoe Store
- Ross
- Texas Roadhouse Whatburger
- Taco Bell
- Party City
- Target
- Olive Garden IHOP
- Applebee's

- Panda Express
- Quick Trip
- Baskin Robbins
- Churches Chicken
- Taco Bell
- Title Max Loans Loanmax Title Loans
- Jack in the Box
- The Mexican Corral
- Domino's Pizza
- Frederico's
- KFC
- Pizza Hut
- Pollo Loco
- Filberto's



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