



# ±0.9 AC VACANT LAND FOR LEASE



CENTRAL AVENUE & INDIAN SCHOOL ROAD | PHOENIX, AZ

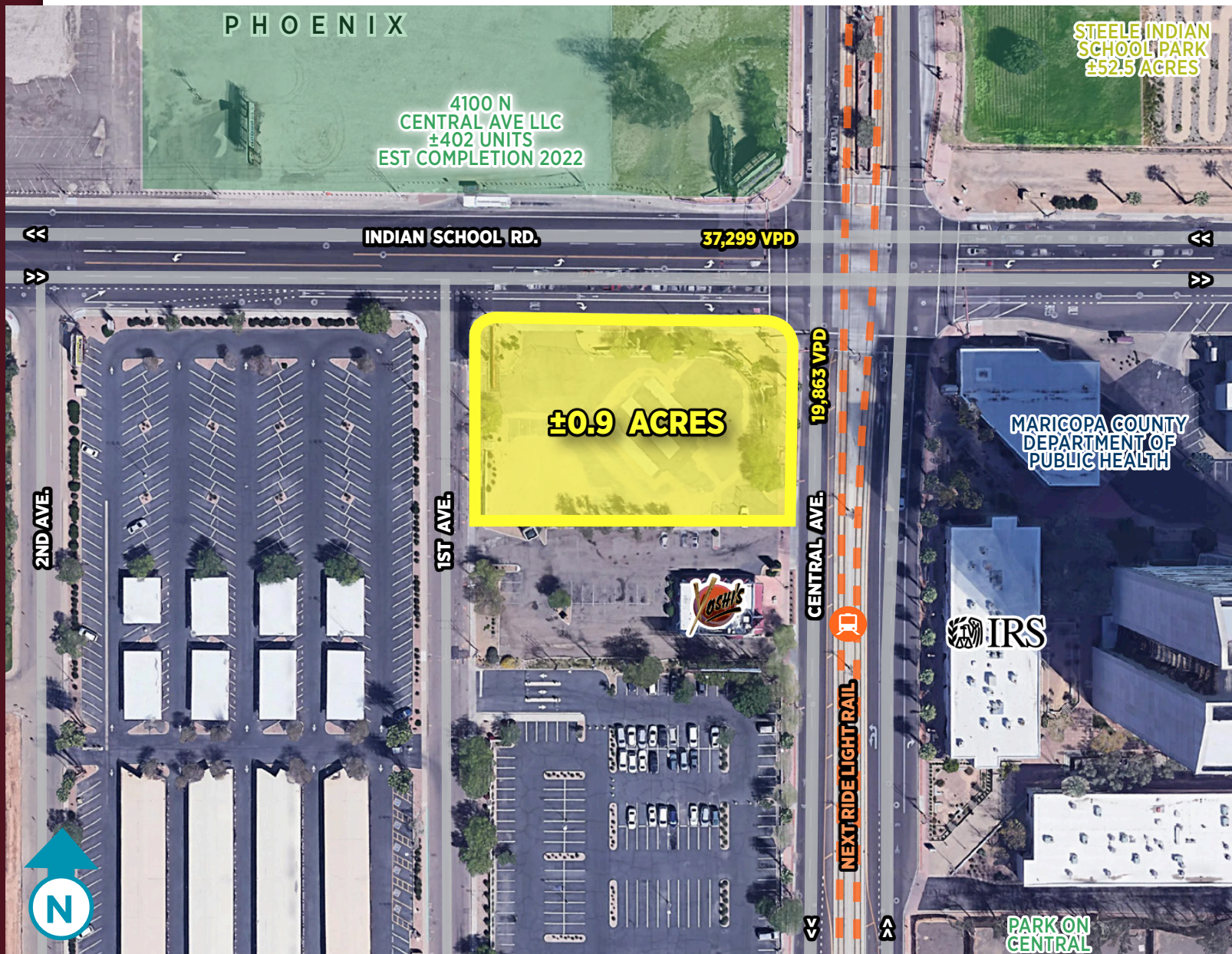
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**LEE &  
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# available pads






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# 2019 NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
<b>1 MILE</b>	22,033	\$75,967	10,826
<b>3 MILES</b>	82,289	\$84,232	37,263
<b>5 MILES</b>	182,749	\$81,692	76,666

## TRAFFIC COUNTS

ROAD	VEHICLES PER DAY
NORTH ON CENTRAL	19,740 VPD
SOUTH ON CENTRAL	19,863 VPD
EAST ON INDIAN SCHOOL ROAD	40,800 VPD
WEST ON INDIAN SCHOOL ROAD	39,843 VPD

## PROPERTY FEATURES

- Central Avenue & Indian School Road
- ±0.9 Acres
- Improved PAD: Former use Gas Station
- Lease Term Limit: 1 to 3 year term
- Price: Call for Lease Rates
- Short Term Lease Available
- 220 Feet of Indian School Road Frontage
- 277 Feet of Central Avenue Frontage

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**±0.9 ACRES**  
**LOT SIZE**

