



2540 EAST INDIAN SCHOOL ROAD

PHOENIX, ARIZONA 85016

1,635 Square Foot Freestanding Office Building

\$25.00 PSF, Modified Gross

Signage Available

Flexible Open Layout, Suitable for Various Uses

Frontage Along Indian School Road

Located in Biltmore/Arcadia Submarket

Renovated in 2014

C-2 Zoning, City of Phoenix

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	38.4	37.6	37.6
POPULATION:	23,532	165,182	339,994
AVERAGE HH INCOME:	\$121,672	\$107,100	\$105,919

TRAFFIC COUNTS	VPD
INDIAN SCHOOL RD:	54,115
N 24TH STREET:	29,983

YEAR BUILT	1950
LOT SIZE	0.20 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	163-06-065

Matt Harper, CCIM

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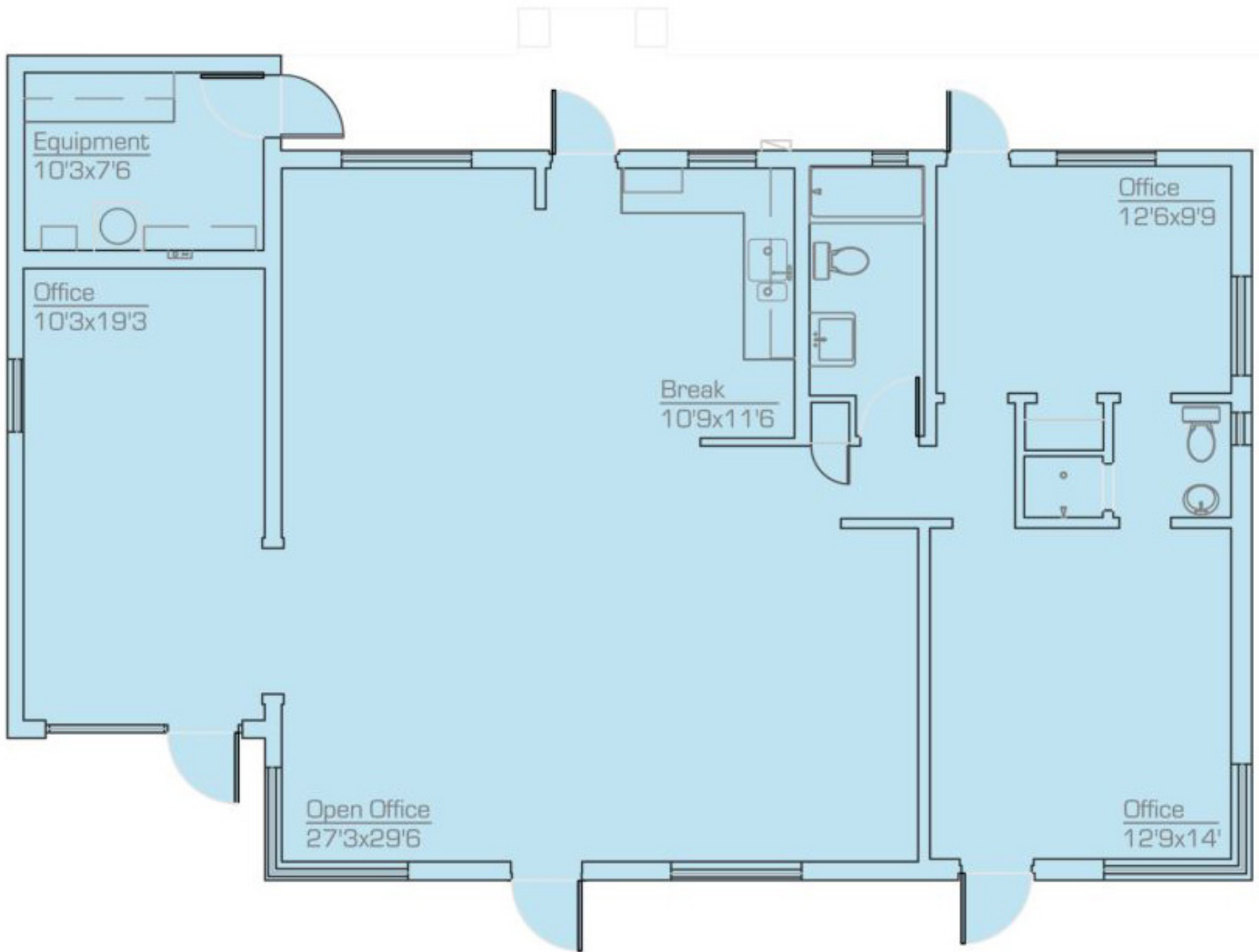
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