



FOR LEASE/SALE

Commercial Redevelopment Opportunity

4420 W Indian School Road | Phoenix, AZ 85031



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145-25-052

PARCEL #

±2.32 AC ±(101,072 SF)

LOT SIZE

±5,000 SF

BUILDING SIZE

Zoning: C-2

CONTACT

STEPHANIE DAVIS

602.682.6054

stephanie.davis@srsre.com

CHRIS ABDAYEM

602.682.6052

chris.abdayem@srsre.com

ABOUT THE PROPERTY

- Redevelopment opportunity for larger single tenant or two pad users
- Excellent flexibility for retail, service, medical and industrial tenants
- Strong traffic counts with ample frontage on Indian School Road
- High Hispanic demographic with 73.1% population within 3 miles
- Former fuel station - UST Removed
- Use restrictions include: Fuel Center, Convenience Store, Oil & Lube, Car Wash, Coffee, Fast Food
- Zoning: C-2

TRAFFIC COUNTS

Indian School Road 43,111 VPD

43rd Ave 35,845 VPD

Year: 2022 | Source: MPSI

MAJOR RETAILERS NEARBY

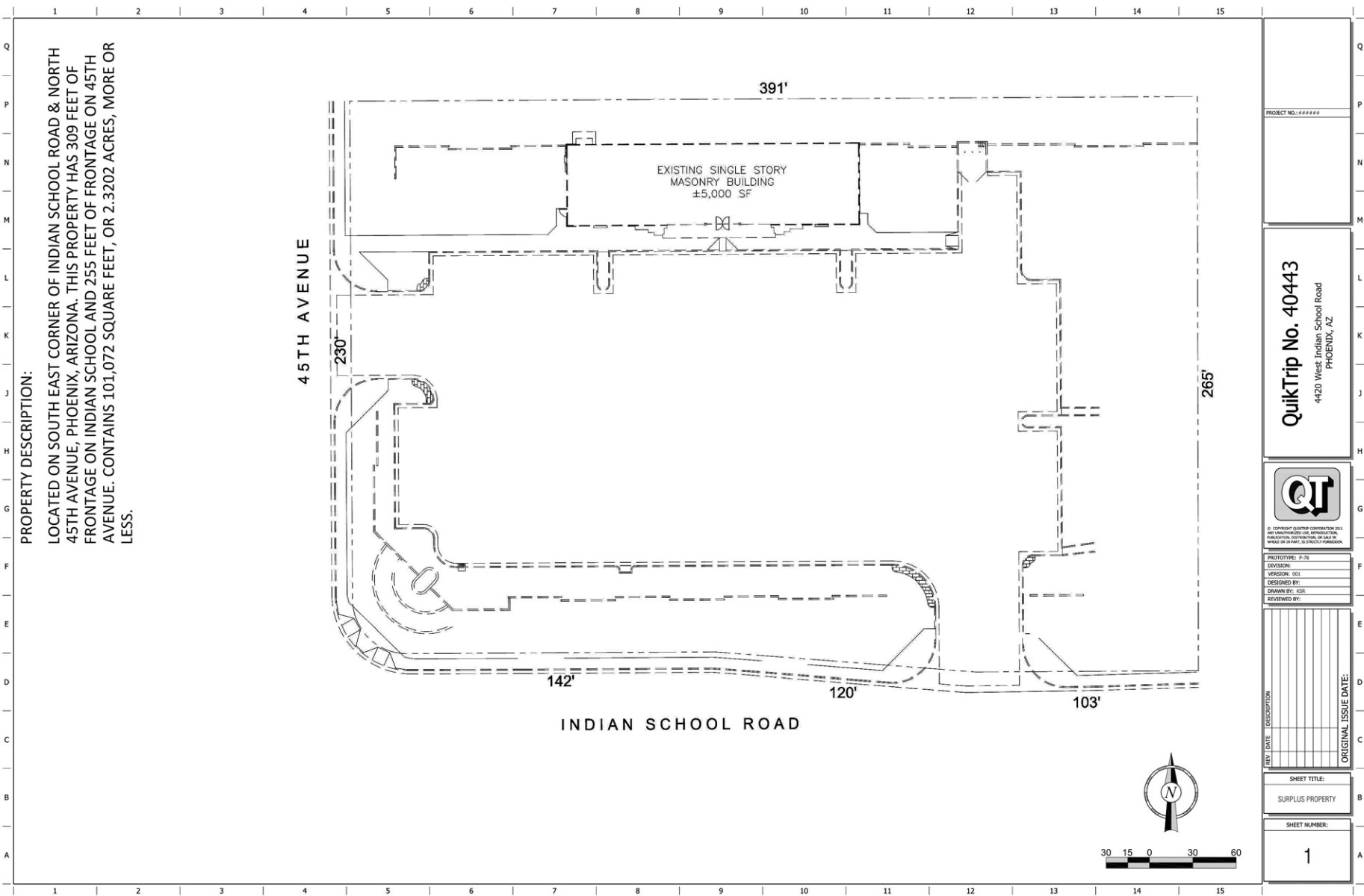


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EXISTING SITE PLAN



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CONCEPTUAL BUILDING ELEVATIONS



2 PERSPECTIVE - SOUTHWEST ELEVATION



1 PERSPECTIVE - SOUTHEAST ELEVATION

PHNX
DESIGN
3707 EAST SOUTHERLAND AVENUE, SUITE 1000
MESA, ARIZONA 85204
PHOENIX, AZ 85031

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

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and information prepared by PHNX
DESIGN and their consultants shall
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PROPOSED ELEVATIONS
4420 WEST INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85031

DATE	REVISION

PERSPECTIVES

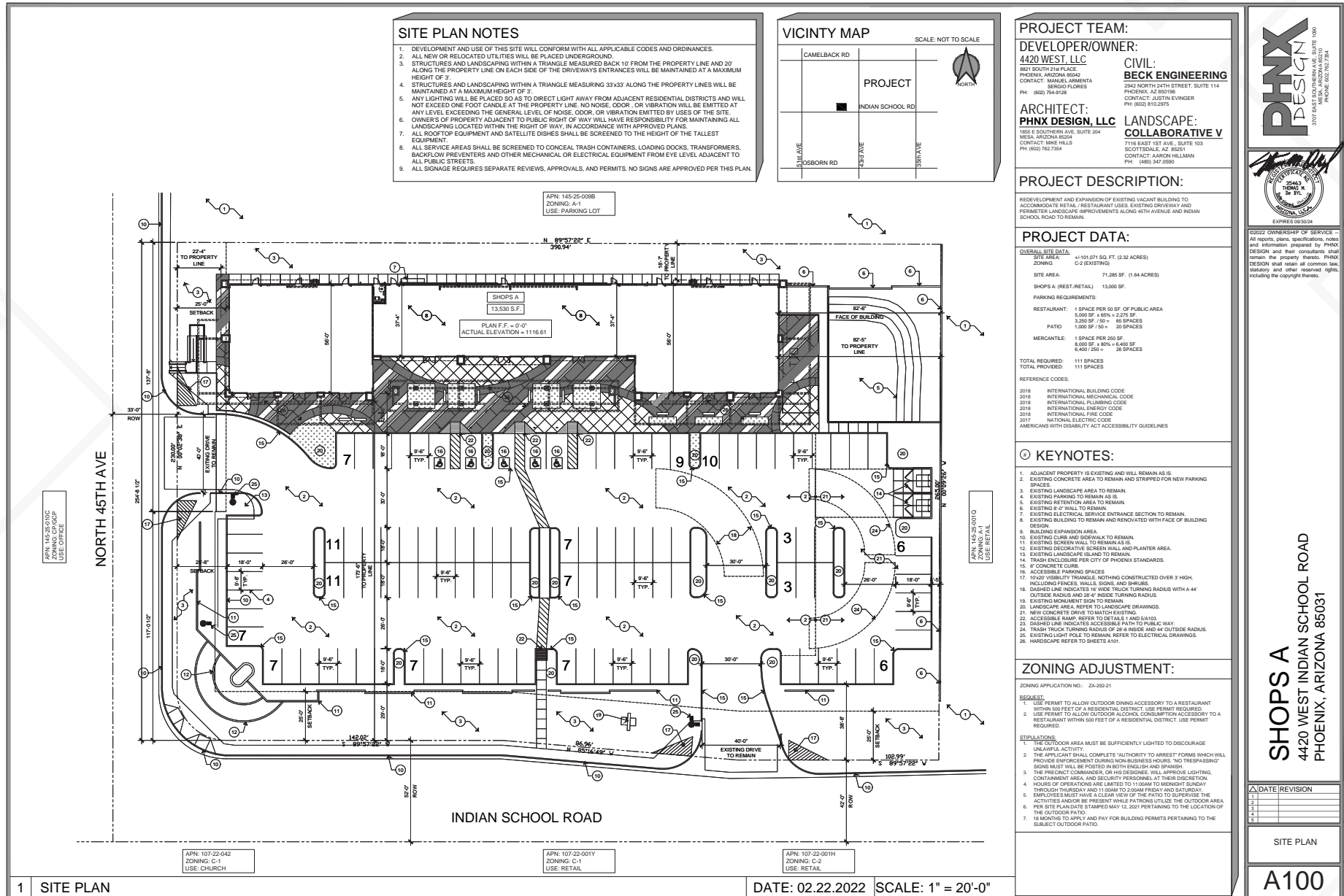
A300

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CONCEPTUAL SITE PLAN



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DEMOGRAPHIC HIGHLIGHTS



Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	16,956	218,532	504,505
2027 Projected Population	16,997	223,103	517,803



Daytime Population

2022 Daytime Population	26,324	206,702	524,432
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HH Income

2022 Est. Average Household Income	\$57,880	\$56,626	\$66,244
2022 Est. Median Household Income	\$47,220	\$43,288	\$48,288



Households & Growth

2022 Estimated Households	4,700	65,366	172,069
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Race & Ethnicity

2022 Hispanic Origin (Any Race)	81.6%	73.1%	63.5%
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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Piestewa Peak

Camelback Mountain

Midtown Phoenix



43rd Avenue
29,645 VPD '22

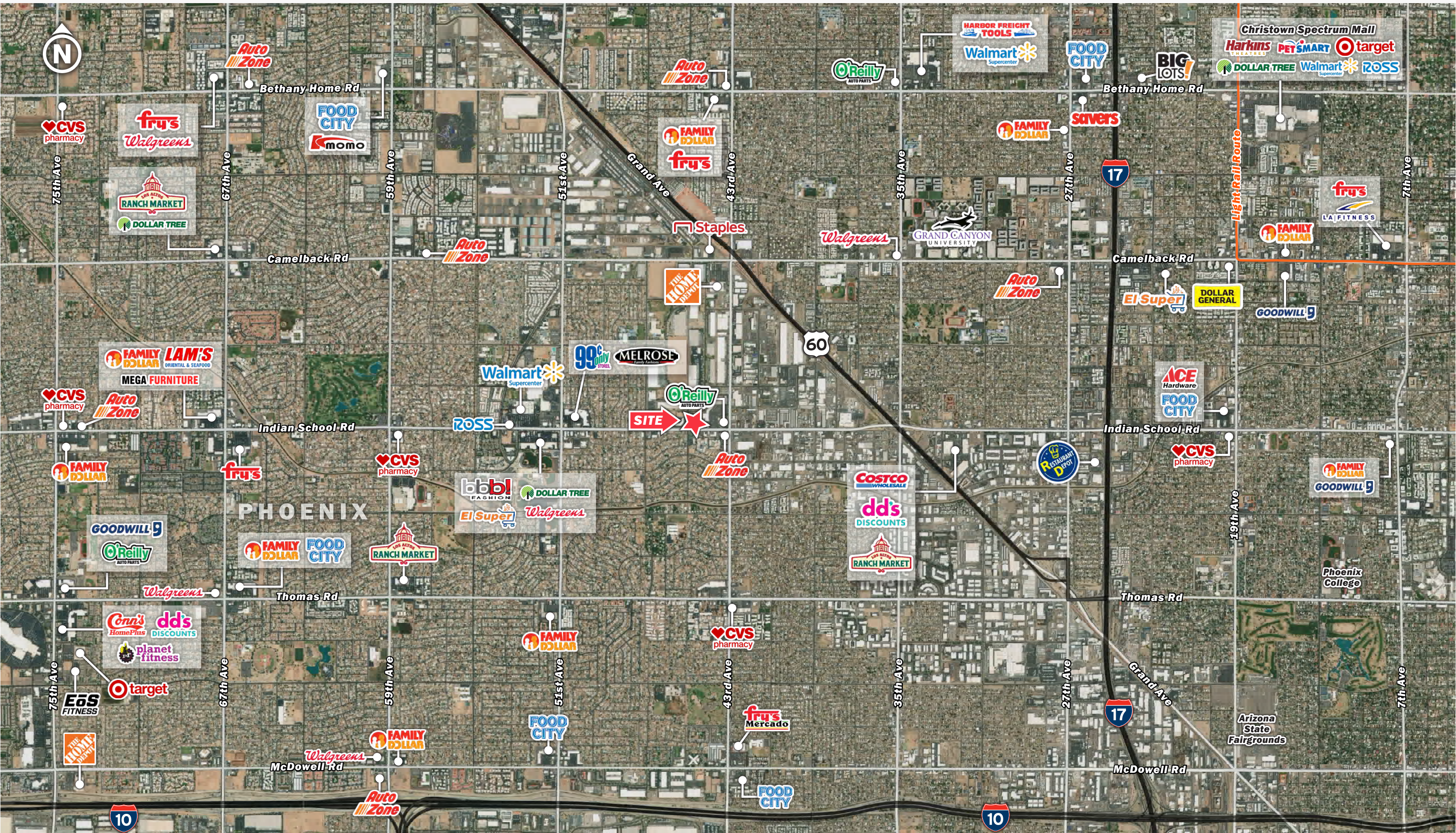
43rd Avenue
35,845 VPD '22

SITE
± 2.32 AC

Indian School Road
43,311 VPD '22



Phoenix, Arizona 85031





SRS
3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

STEPHANIE DAVIS
602.682.6054
stephanie.davis@srsre.com

CHRIS ABDAYEM
602.682.6052
chris.abdayem@srsre.com



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