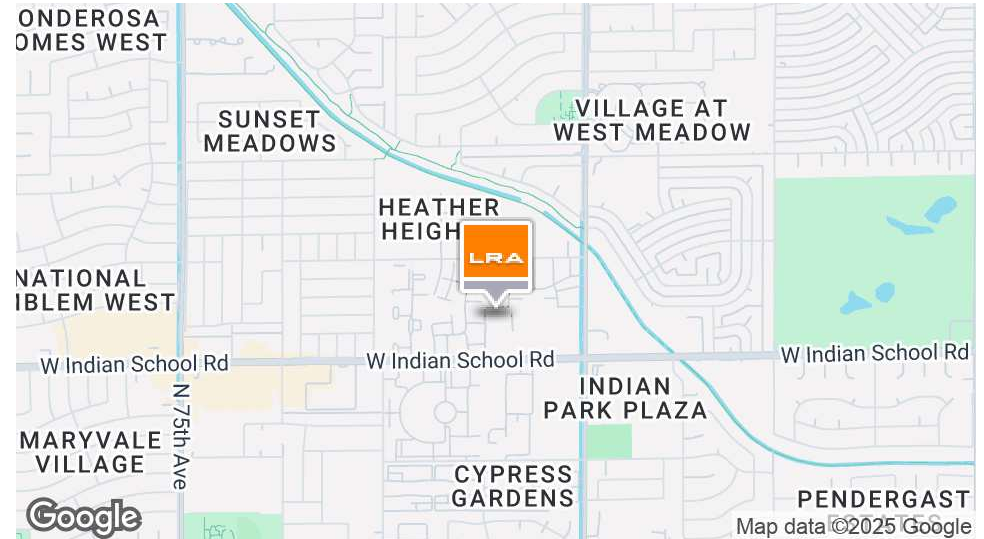


6866 W Indian School Rd

6866 W Indian School Rd | Phoenix, AZ 85033



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	98,262 SF
Price / Acre:	-
Zoning:	C-2

PROPERTY OVERVIEW

Located at 6866 W Indian School Rd, this C-2 zoned property offers excellent potential for commercial development. With high visibility and access to a strong customer base, it's a strategic opportunity for investors and developers looking to grow in a thriving market. Unlock the value of this versatile asset and elevate your investment portfolio.

PROPERTY HIGHLIGHTS

- Zoned C-2
- Prime commercial development opportunity
- Strategic location in Phoenix
- High visibility
- Access to large customer base

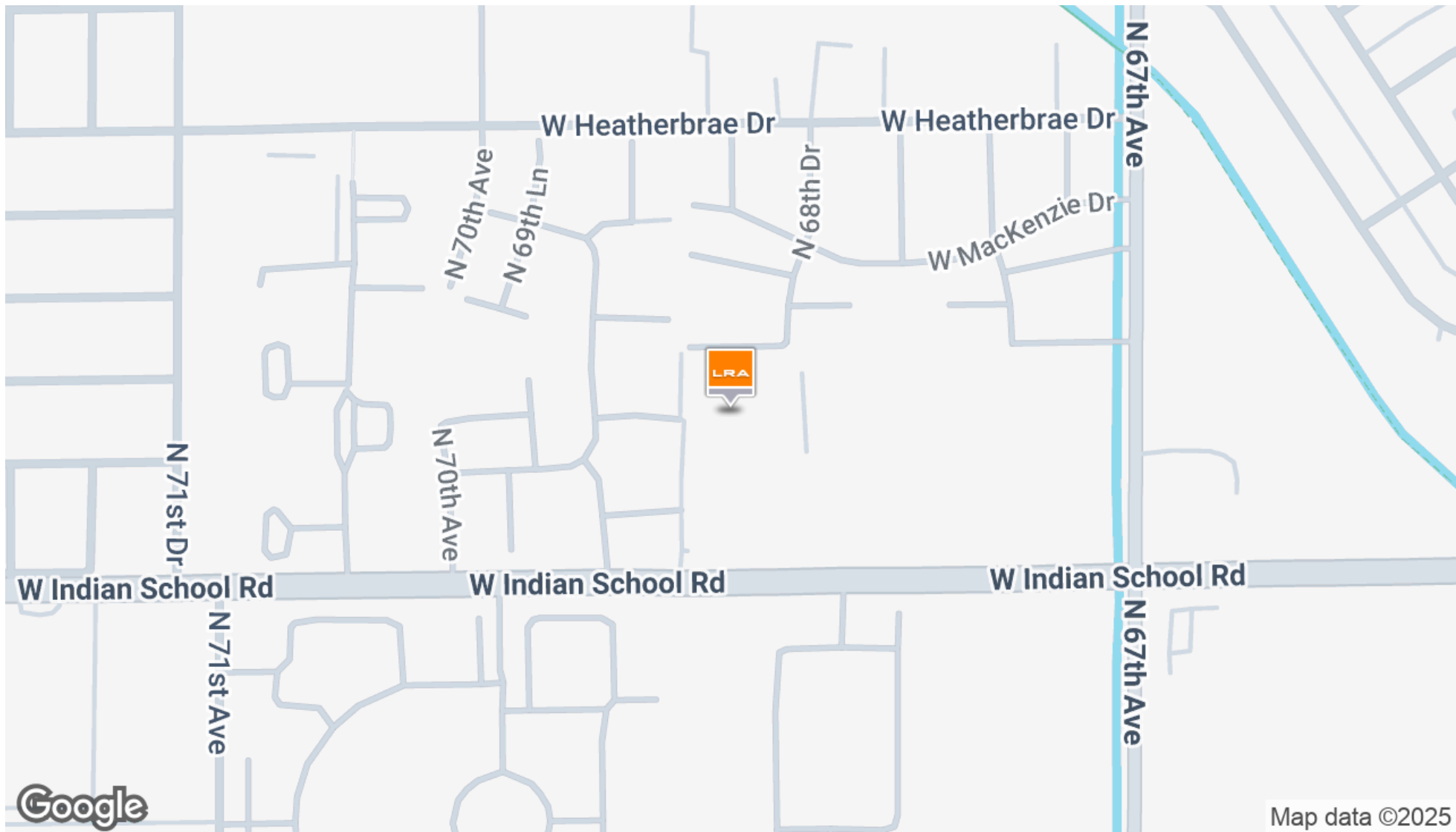
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,214	10,621	30,742
Average Age	29	30	31
Average Age (Male)	28	29	31
Average Age (Female)	30	31	32

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,751	3,257	8,407
# of Persons per HH	3	3.3	3.7
Average HH Income	\$59,139	\$69,483	\$77,141
Average House Value	\$433,201	\$372,007	\$322,730

Demographics data derived from AlphaMap

