

**DRIVE-THRU
AVAILABLE!**



FORMER DRIVE-THRU BANK FOR LEASE

Southwest Corner of Elliot Rd and Alma School Rd
Chandler, AZ 85225

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**VELOCITY
RETAIL GROUP**



◆ FORMER BANK WITH EXISTING DRIVE-THRU FOR LEASE!

Property Highlights

- Hard corner location with $\pm 57K+$ CPD
- Situated between two of the biggest employment districts in the southeast valley
- 1 mile from Dobson H.S. with over $\pm 2,300$ Students
- Daily needs drivers including Fry's
- Established, densely populated trade area

Traffic Counts

Elliot Rd	31,118 CPD
Alma School Rd	26,804 CPD
Total	57,922 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	18,728	127,430	399,937
Estimated Households	7,604	51,408	157,821
Avg Household Income	\$112,176	\$119,410	\$118,714
Daytime Population	4,283	62,014	165,137

Source: SitesUSA

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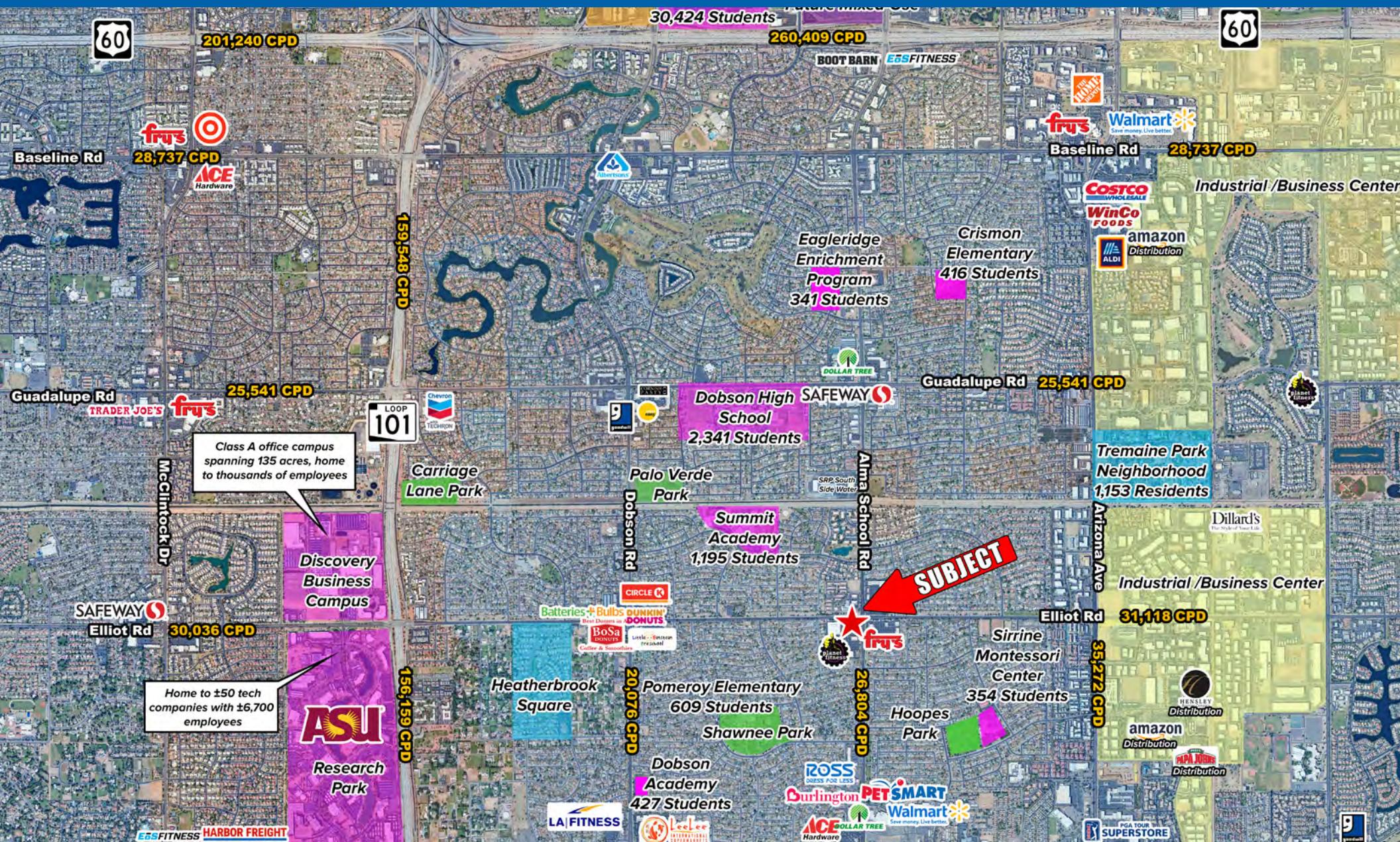
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FAR AERIAL



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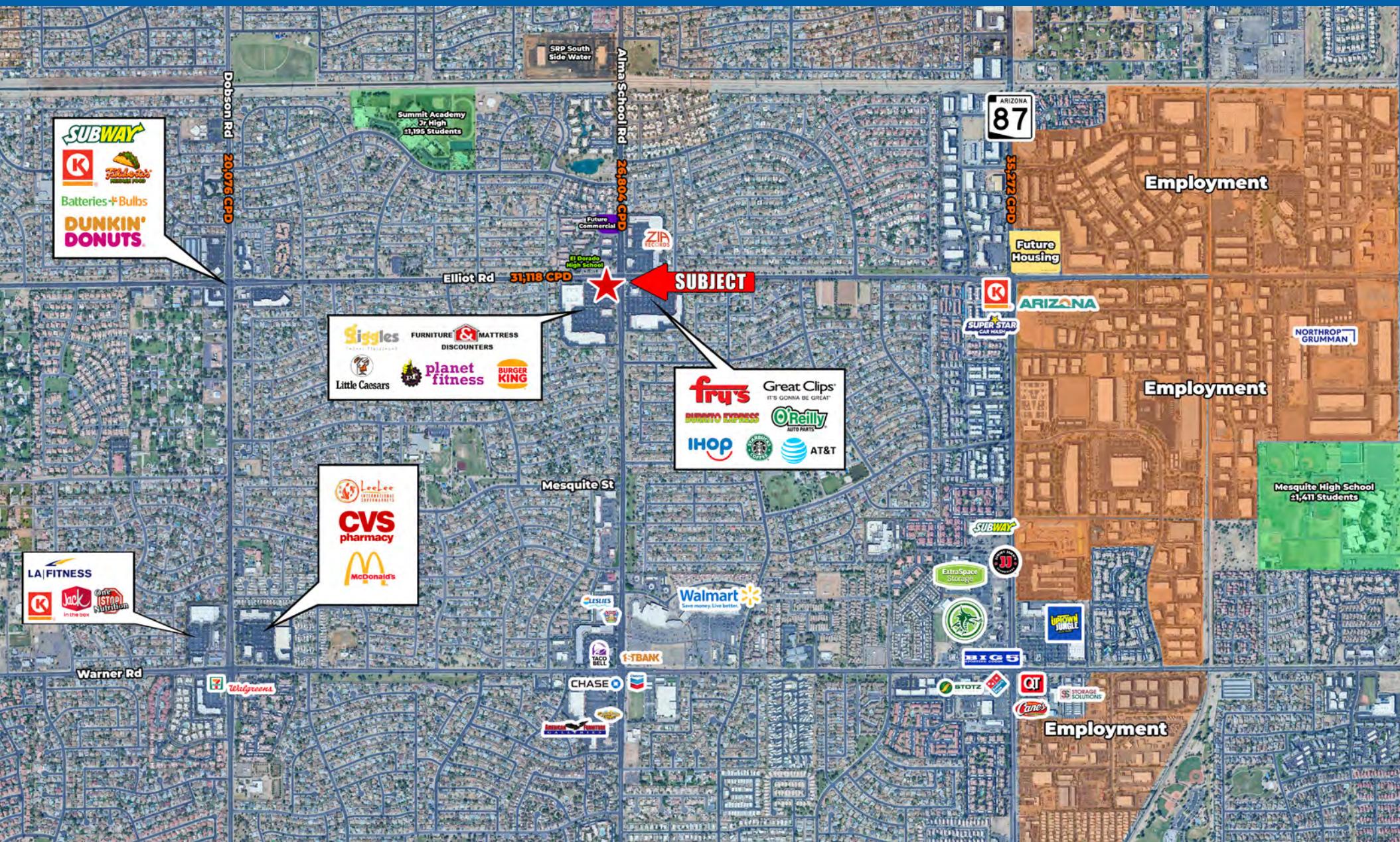
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The logo for Velocity Retail Group. It features a stylized 'V' icon composed of two overlapping white rectangles on the left. To the right of the icon, the word 'VELOCITY' is written in a large, bold, black, sans-serif font. Below 'VELOCITY', the words 'RETAIL GROUP' are written in a smaller, bold, black, sans-serif font.



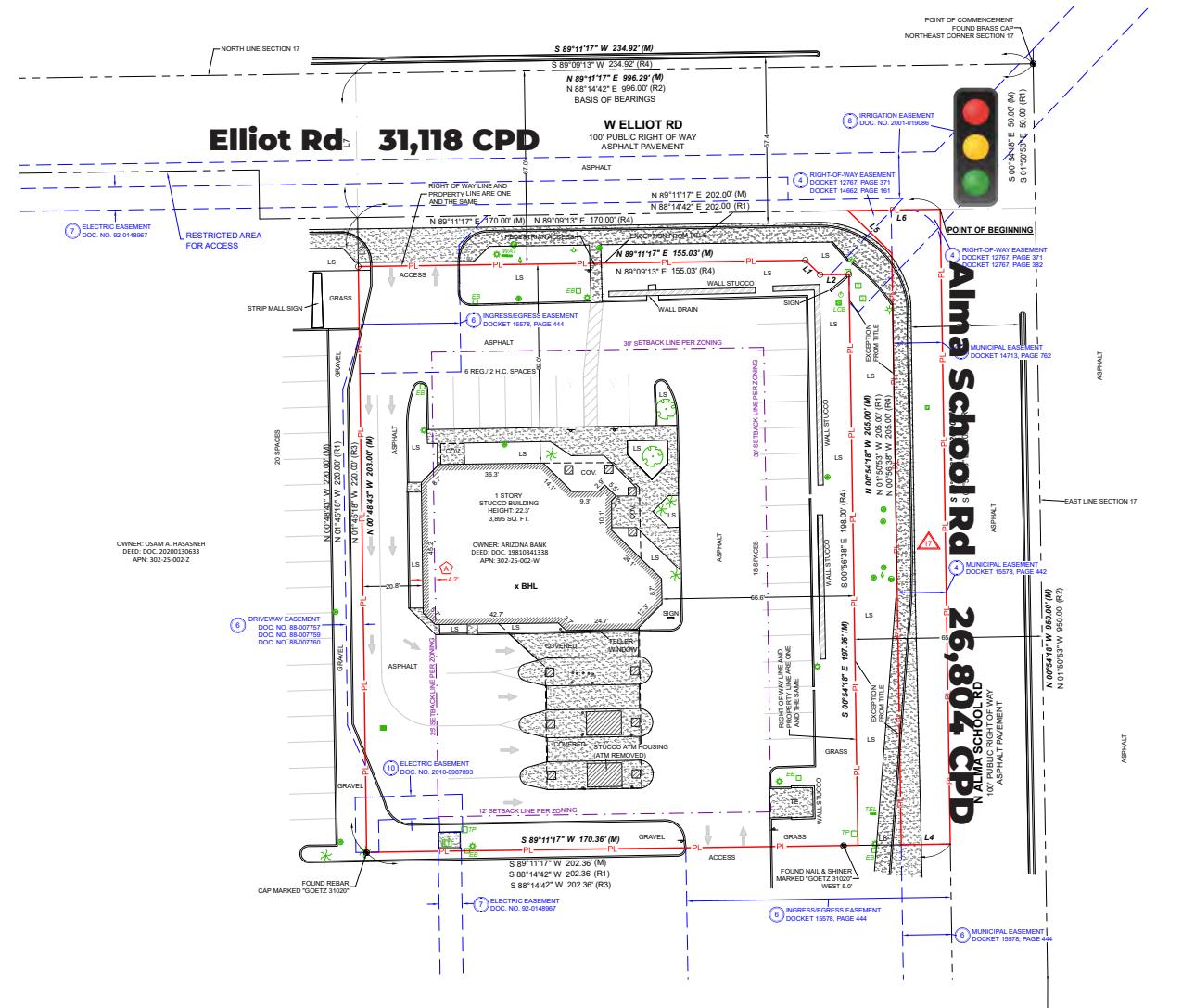
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DEMOGRAPHICS

2025 POPULATION



1 MILE: 18,728
3 MILES: 127,430
5 MILES: 399,937

2025 TOTAL HOUSEHOLDS



1 MILE: 7,604
3 MILES: 51,408
5 MILES: 157,821

MEDIAN HOME VALUE



1 MILE: \$415,666
3 MILES: \$442,602
5 MILES: \$455,187

MEDIAN HOUSEHOLD INCOME



1 MILE: \$112,176
3 MILES: \$119,410
5 MILES: \$118,714

TOTAL BUSINESSES



1 MILE: 815
3 MILES: 8,048
5 MILES: 21,519

NUMBER OF EMPLOYEES



1 MILE: 4,283
3 MILES: 62,014
5 MILES: 165,137



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RETAIL GROUP



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