

**DRIVE-THRU
AVAILABLE!**

fru's

BURRITO EXPRESS

SALLY BEAUTY

CASH

Great Clips

TERROR TRADER

Mayflower
Chinese Restaurant

ALL YOU CAN EAT THERE!
CRAZY TUNA

ihop

O'Reilly AUTO PARTS

26,804 CPD

STARBUCKS COFFEE

AT&T

Priceless
Too

New Life
Health Care

CHAIRSIDE DENTAL
ACADEMY

ZIA
RECORDS

WALLACE BROWN

Blooming
Rose Spa

Oriental
Foot Spa

Paramount
Communications

H&R BLOCK

China Way
Restaurant

El Dorado
High School

M.O. NOW

Hair Touch
Studio

Cuisine by Coline

Sunrise
Preschools

Elliot Rd

31,118 CPD

±3,895 SF
DRIVE-THRU
AVAILABLE!

BOOKS & MOVIES

FURNITURE & MATTRESS
DISCOUNTERS

Speak Easy
Burger Company

Little
Colours

JUST DANCE

BURGER
KING

planet
fitness

empire
BEAUTY SCHOOLS

ONLY ONE
Siggles

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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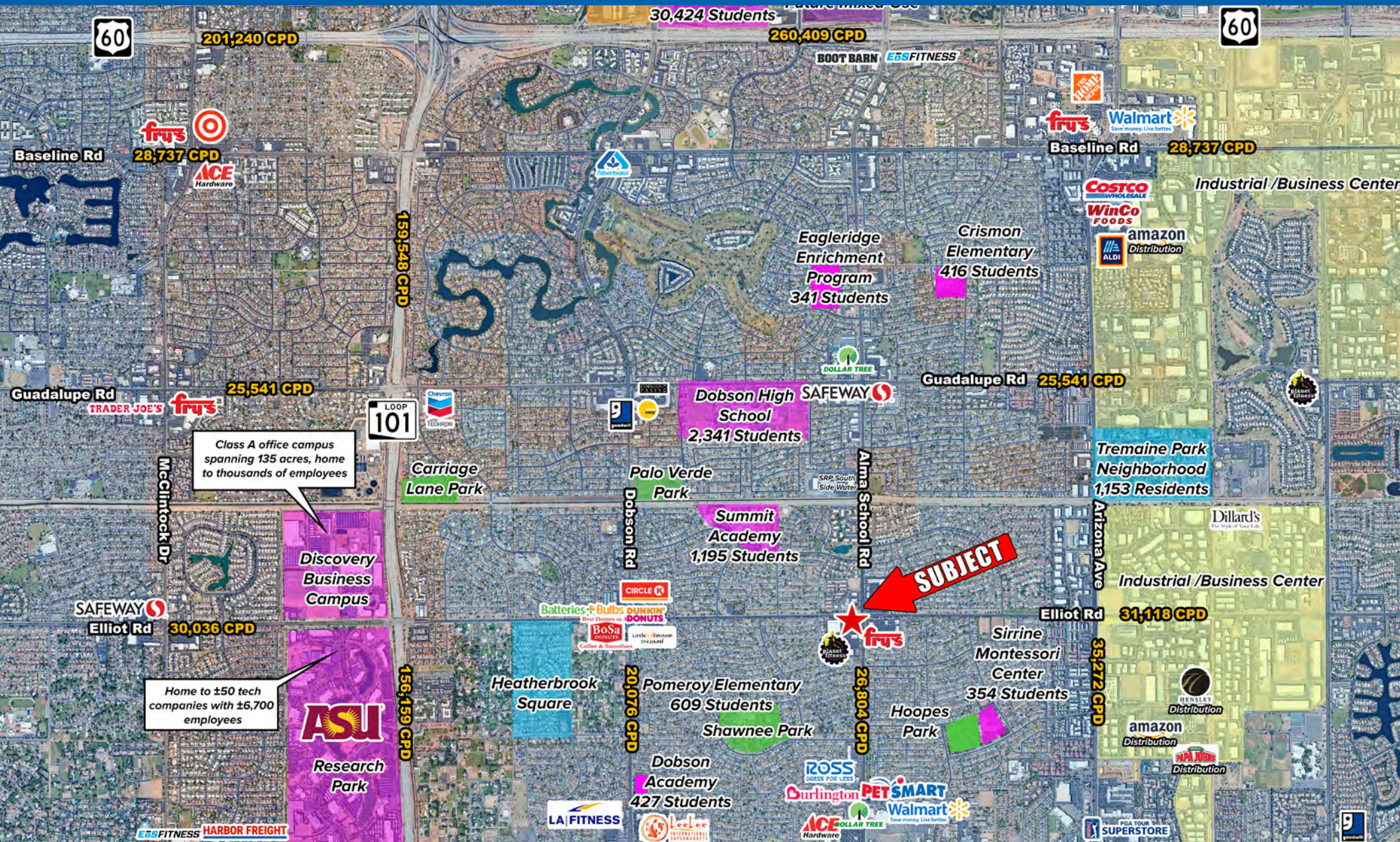
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DEMOGRAPHICS



2025 POPULATION

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



MEDIAN HOUSEHOLD INCOME

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



2025 TOTAL HOUSEHOLDS

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



TOTAL BUSINESSES

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



MEDIAN HOME VALUE

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



NUMBER OF EMPLOYEES

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

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