

**Drive-Thru  
PAD  
Available!**

**Willis Junior High School  
±777 Students**



**Pecos Rd 17,438 CPD**

**McQueen Rd 25,849 CPD**

**±3,280 SF  
DEMISABLE  
SHOP SPACE  
AVAILABLE**

**DRIVE-THRU  
PAD AVAILABLE**



**LOOP 202 1 mile**

# DRIVE-THRU & RETAIL SPACE AVAILABLE

Southwest Corner of McQueen Rd and Pecos Rd  
Chandler, AZ 85286

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# PRIME DRIVE-THRU SPACE NEXT TO DAYCARE!



## ◆ DRIVE-THRU PAD AND ±3,280 SF DEMISABLE RETAIL AVAILABLE FOR LEASE!

### Property Highlights

- Join Dutch Bros + Kiddie Academy!
- Drive-thru Opportunity and Kiddie Academy-anchored space available
- Located just 1/2 mile from Loop 202
- Located on the SWC of McQueen & Pecos Roads with ±43,000 CPD
- Fully improved lot ready for retail
- Impressive demographics with more than 300,000 people within 5 miles
- Over \$150,000 average household income in a 5 mile radius

### Traffic Counts

McQueen Rd	25,849 CPD
Pecos Rd	17,438 CPD
<b>Total</b>	<b>43,287 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,973	125,155	316,822
Estimated Households	5,219	46,175	118,935
Avg Household Income	\$141,144	\$139,318	\$151,207
Daytime Population	2,820	31,613	106,148

Source: SitesUSA

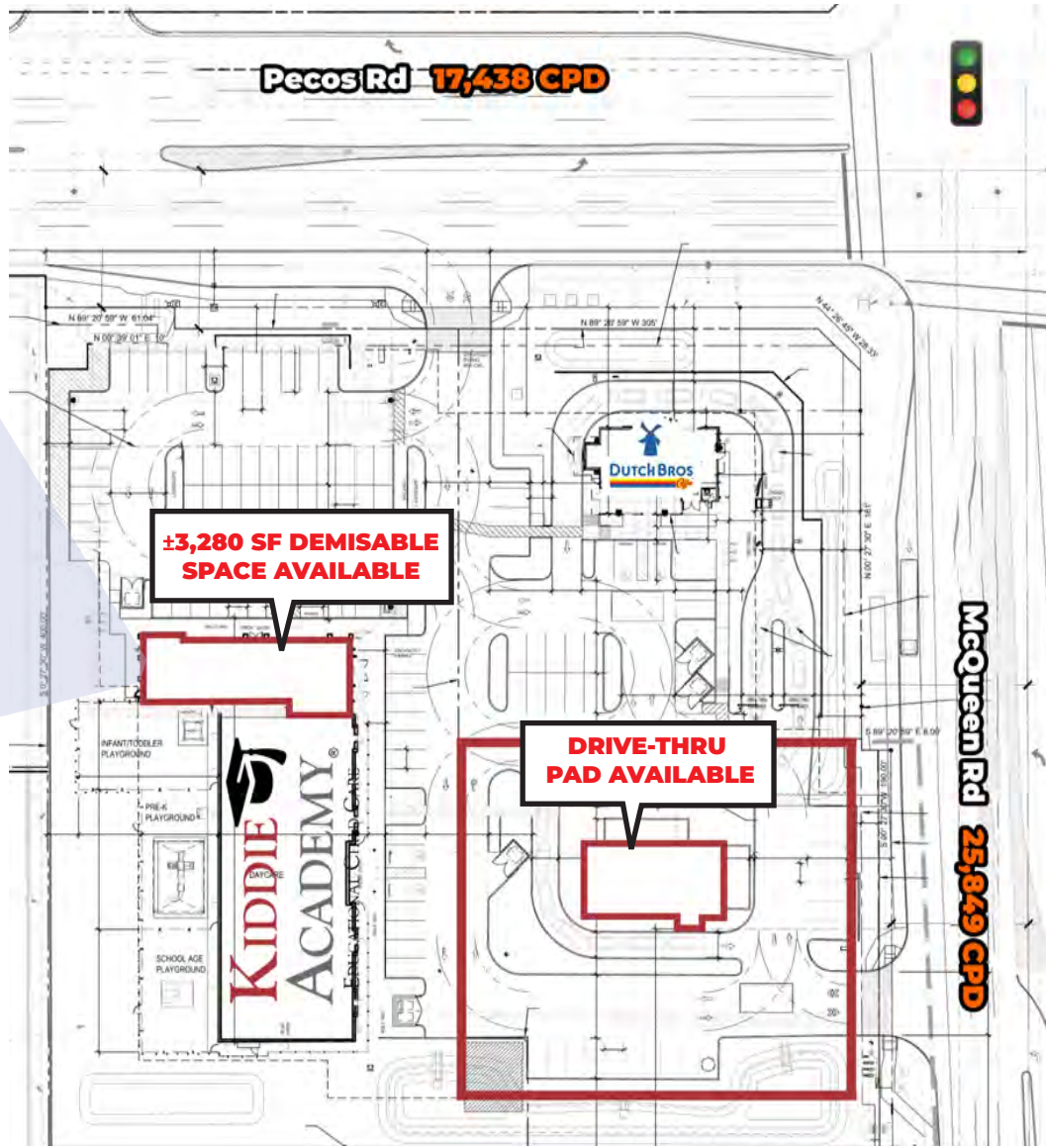
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## DEMISING PLAN

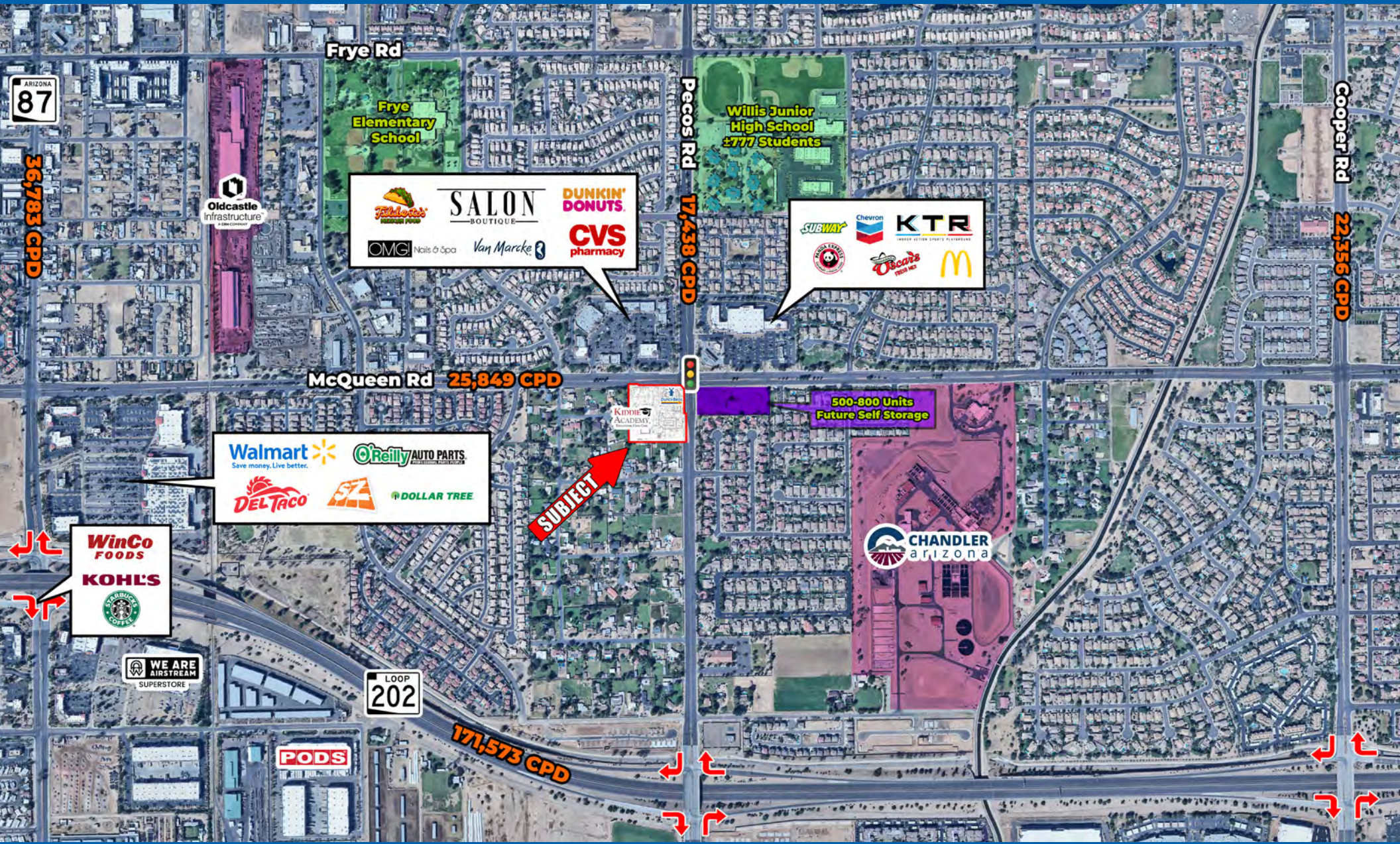


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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	13,973	125,155	316,822
	2026 TOTAL HOUSEHOLDS	5,219	46,175	118,935
	MEDIAN HOUSEHOLD INCOME	\$141,144	\$139,318	\$151,207
	2026 MEDIAN HOME VALUE	\$447,610	\$494,892	\$536,601
	2026 TOTAL EMPLOYEES	2,820	31,613	106,148
	2026 TOTAL BUSINESSES	450	5,081	14,695

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