

SOUTHWEST CORNER CHANDLER BLVD & INTERSTATE 10

PHOENIX, ARIZONA

**±1.49 ACRES
AVAILABLE**

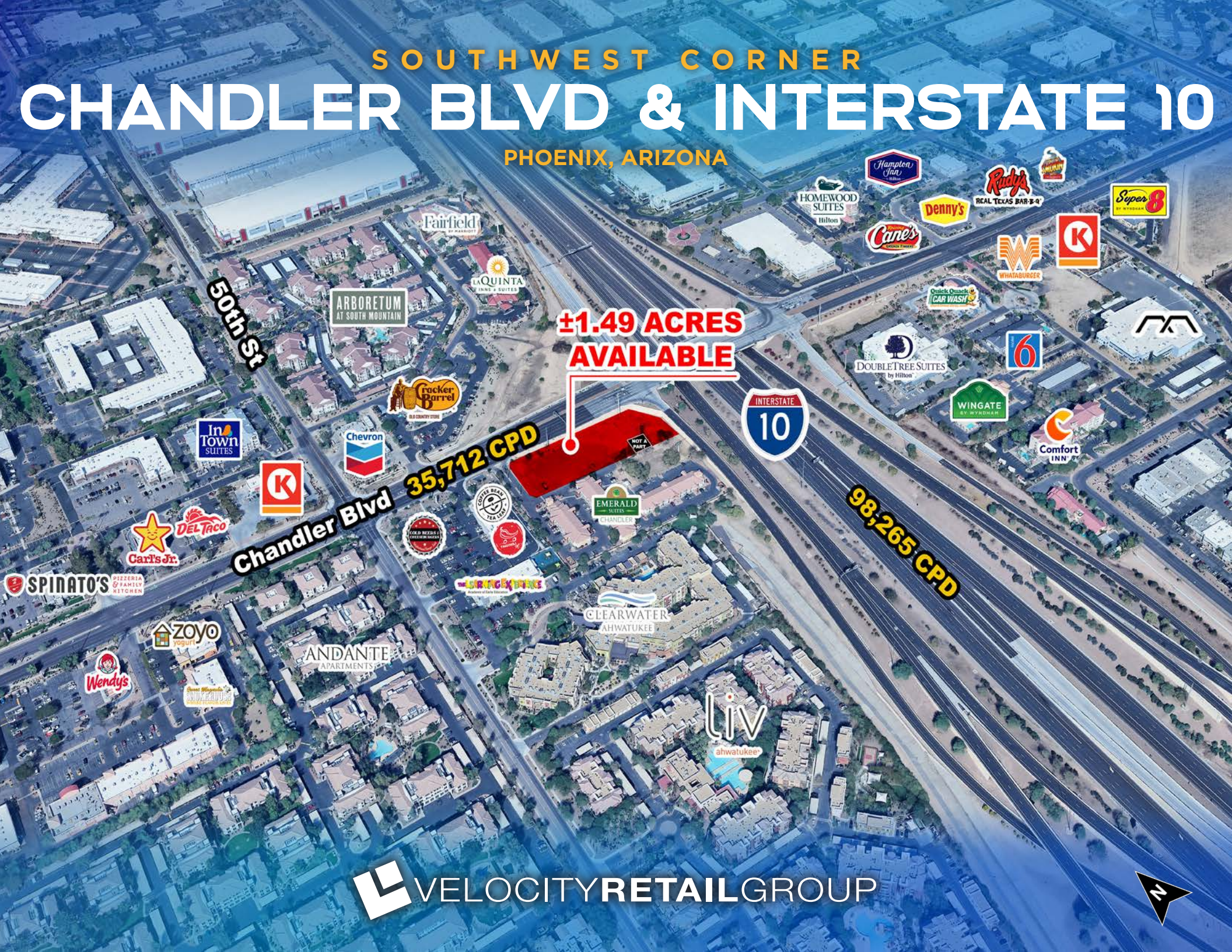
Chandler Blvd 35,712 CPD

98,265 CPD

50th St

**INTERSTATE
10**

VELOCITYRETAILGROUP



PARCEL FOR SALE



◆ ±1.49 AC AVAILABLE

Property Highlights

- Approximately 1.49 acres of land - Zoned commercial
- Cell tower will have a perpetual easement
- 20+ million SF of nearby retail amenities with Phoenix Premium Outlet Mall, Arizona Mills Mall, Chandler Fashion Center and Ahwatukee Foothills Towne Center all located within five minutes
- Tremendous freeway access with both I-10 and the Loop 202 freeways
- The subject property is near St. John Bosco Catholic School (357 students), Valley Christian High School (520 students), and Allegro Apartments (264 units), further increasing traffic to the area

Traffic Counts

Chandler Blvd	35,715 CPD
Interstate 10	98,265 CPD
Total	133,980 VPD

Nearby Tenants



Darren Pitts
602.682.6050
dp@velocityretail.com

Joe Hoye
602.682.8163
joe.hoye@velocityretail.com





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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	7,374	100,369	223,867
	2026 TOTAL HOUSEHOLDS	2,726	36,964	75,614
	MEDIAN HOUSEHOLD INCOME	\$135,003	\$117,238	\$120,273
	2026 MEDIAN HOME VALUE	\$512,247	\$463,416	\$447,562
	2026 TOTAL EMPLOYEES	6,454	26,277	43,177
	2026 TOTAL BUSINESSES	594	3,428	5,989

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FOR SALE INFORMATION:

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