

DENTISTRY

FOR LEASE

FORMER DENTISTRY SPACE
**McQueen Village
Square**

995 E OCOTILLO RD
Chandler, AZ 85249

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28 SF/yr (NNN)
AVAILABLE SF:	1,000 SF
LOT SIZE:	0.97 Acres
BUILDING SIZE:	4,585 SF

PROPERTY DESCRIPTION

±1,000 SF former dental suite available at McQueen Village Square, a well-maintained neighborhood center at the signalized intersection of McQueen Rd & Ocotillo Rd. This high-exposure location benefits from approximately 22,0100 vehicles per day and is the only vacancy at the intersection. The former dental space offers existing infrastructure ideal for medical, retail, or service users, with flexible layout potential, and ample parking. The center is shadow anchored by Walgreens and Wells Fargo, driving consistent consumer traffic.

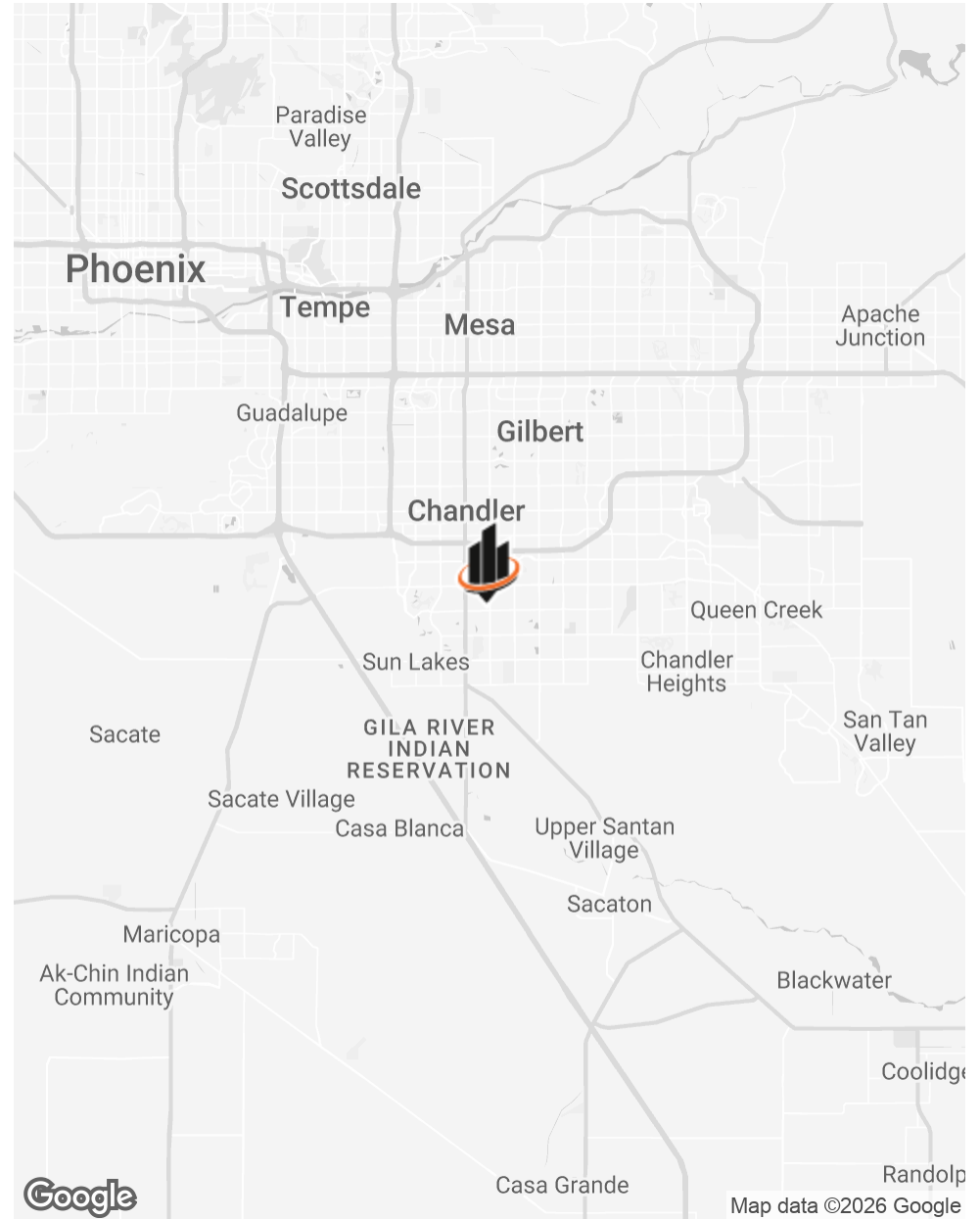
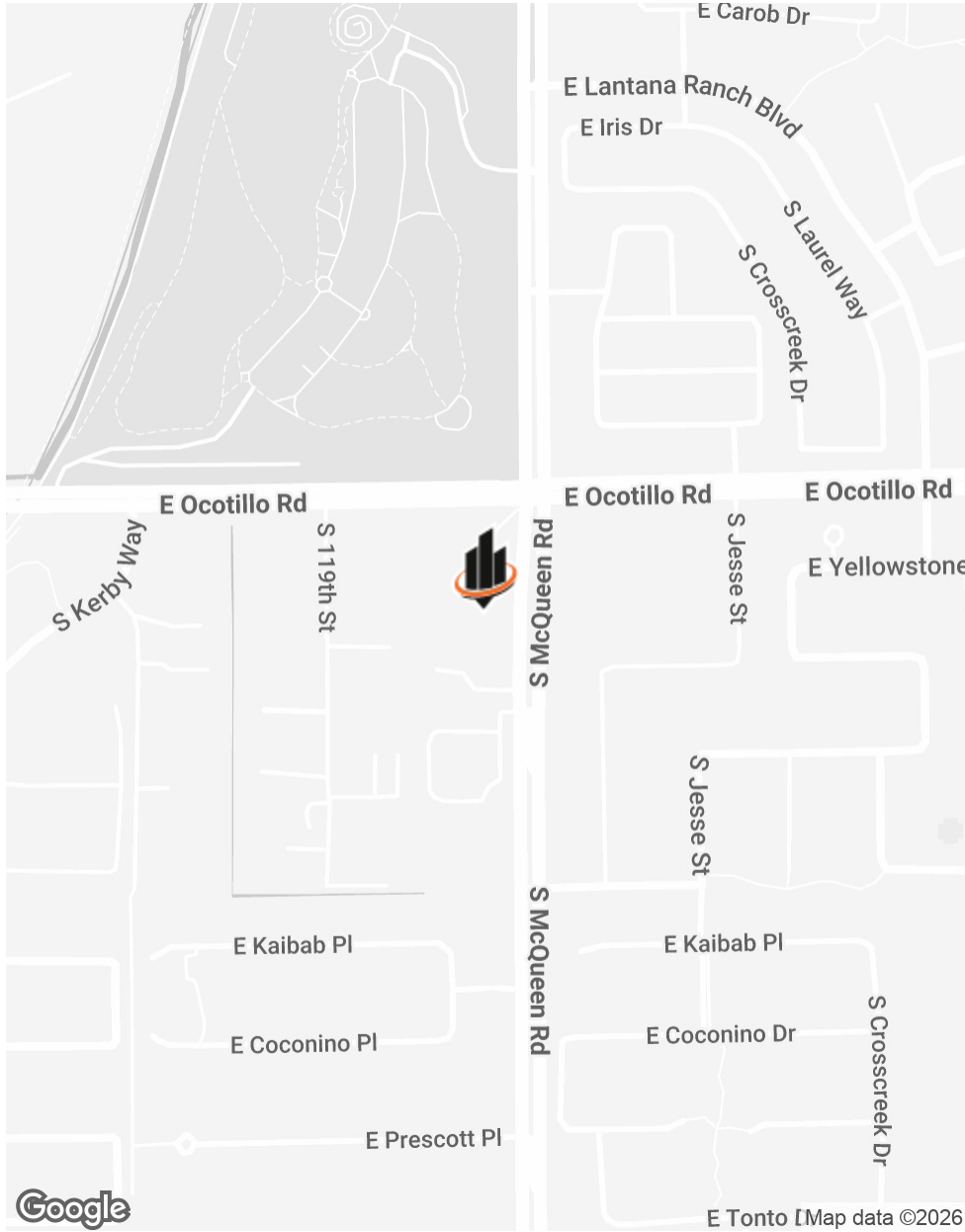
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±1,000 SF former dental suite
- Signalized intersection of McQueen Rd & Ocotillo Rd with ±22,000 VPD
- Only availability at the intersection
- Shadow anchored by Walgreens and Wells Fargo driving daily traffic
- Affluent trade area with \$116K+ average household income (1-mile)
- Surrounded by dense residential, schools, and major employers in a high-growth corridor

LOCATION MAPS



AERIAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,566	88,490	209,712
AVERAGE AGE	38.0	41.7	41.0
AVERAGE AGE (MALE)	35.7	41.2	40.1
AVERAGE AGE (FEMALE)	39.2	42.2	41.6

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,721	32,432	78,710
# OF PERSONS PER HH	3.1	2.7	2.7
AVERAGE HH INCOME	\$202,818	\$172,710	\$146,802
AVERAGE HOUSE VALUE	\$738,520	\$632,732	\$559,920

2023 American Community Survey (ACS)

