

FOR SALE

PROPERTY INFO:

- 2,990 Square Foot Restaurant
- Built in 1977
- Lot Size: 29,621 SF
- Population (3-Mile Radius): 212,701
- Indian School Rd: 42,712 VPD
- 75th Avenue: 47,673 VPD
- Signage Available
- Indian School Rd Frontage

TENANT/LEASE INFO:

- Lease Type: NNN
- Guarantor: Personal
- Commencement: 4/1/02
- Expiration: 11/30/29
- Term Remaining: 44 Months
- Annual Rent: \$69,960
- Rent Increases: 3.00%
- Parking Lot/CAM, Property Tax, Insurance, Roof, and Structure — all Landlord responsibilities, reimbursable through NNN



**CANTON
DRAGON**

[VIEW WEBSITE](#)

7307 WEST INDIAN SCHOOL ROAD

PHOENIX, AZ 85033



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