

FOR
SALE

*+4.55 Acres of C-3 Zoned Land
for Sale*

CHANDLER, AZ

km Kidder
Mathews

PROPERTY HIGHLIGHTS

PRICE	\$1,500,000
LAND SIZE	±4.55 Acres (198,409 SF)
LOCATION	NWC of Warner and Arizona Avenue
PARCEL NUMBER	302-28-282
ZONING	C-3
TRAFFIC COUNTS	AZ-87 (Arizona Ave): 37,772 VPD Warner Rd: 31,316 VPD

JOIN CURRENT TENANTS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	16,239	139,502	341,659
2020 CENSUS	17,715	148,182	373,671
2025 ESTIMATED	17,521	145,518	370,436
2030 PROJECTED	16,649	140,783	363,496

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.4	37.5	36.8
% FEMALE	50.9%	51.2%	51.1%
% MALE	49.1%	48.8%	48.9%

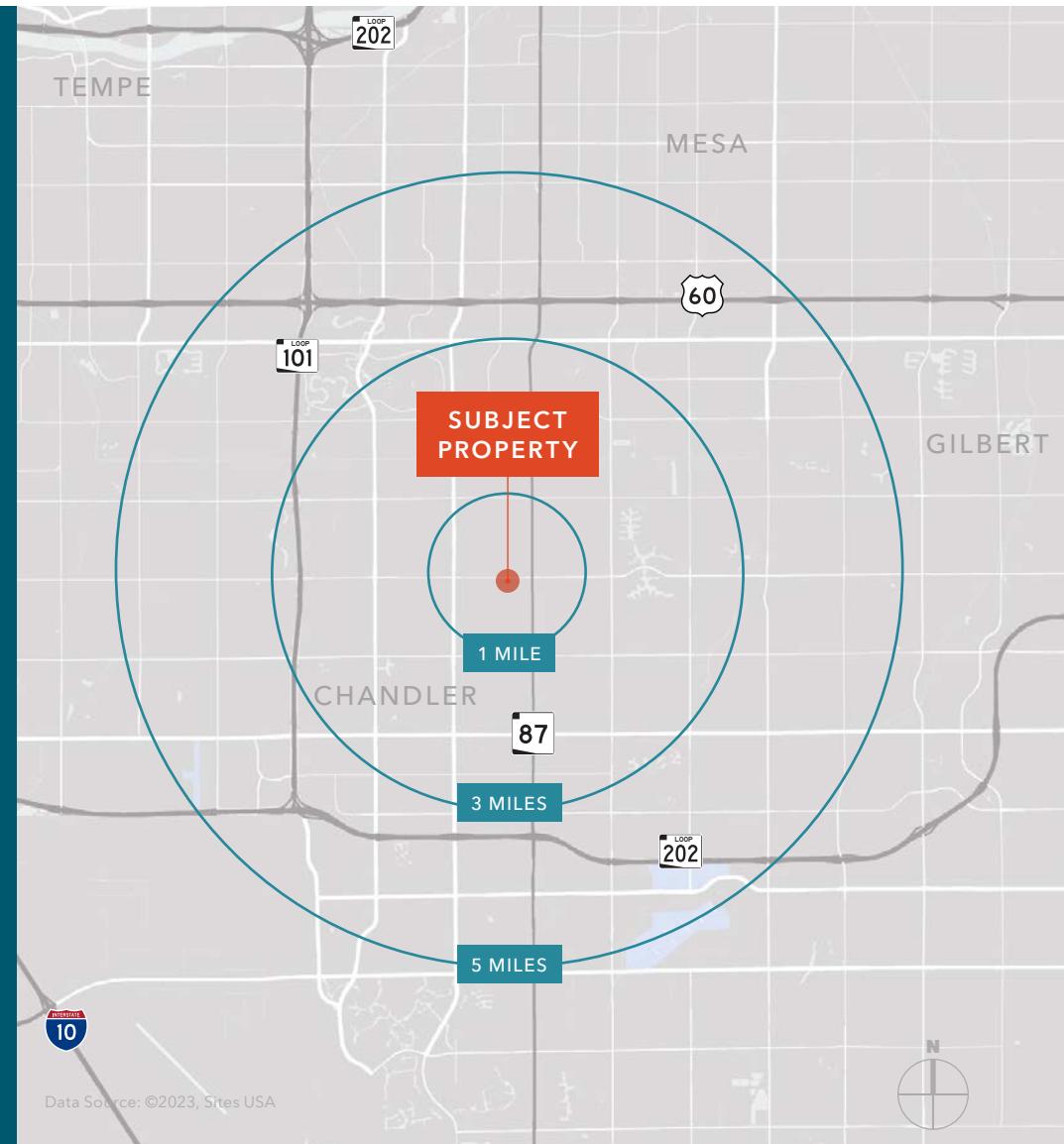
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$84,380	\$97,205	\$99,387
2030 MEDIAN PROJECTED	\$83,762	\$96,089	\$98,477
2025 AVERAGE	\$97,304	\$120,311	\$125,234
2030 AVERAGE PROJECTED	\$96,057	\$118,405	\$123,480

For more information, contact

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