

SEC 47TH AVE AND INDIAN SCHOOL RD - HARD CORNER PAD SITE
4641 W INDIAN SCHOOL RD | PHOENIX, AZ 85031

AVAILABLE FOR LEASE,
GL, or BTS



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PROPERTY SUMMARY

TRADE MARKET:	Maryvale
PRICING:	Withheld - Inquire with Broker
PARCEL SIZE:	15,575 SF (.358 AC)
VPD - 47TH AVE & INDIAN SCHOOL:	47th Ave (20,351 VPD) Indian School (49,403 VPD)
ZONING:	C-2
FLEXIBLE OPTIONS:	Lease, Build to Suit, or Ground Lease



PROPERTY HIGHLIGHTS

- Hard Corner Site, Great Access and Visibility
- Dense, infill Maryvale Location
- Strong Foot Traffic – 69,754 VPD at Corner
- Heavily Hispanic and cultural neighborhood
- Ownership Open to Lease, Ground Lease, Build to Suit
- Close Access to the I-10 I-17

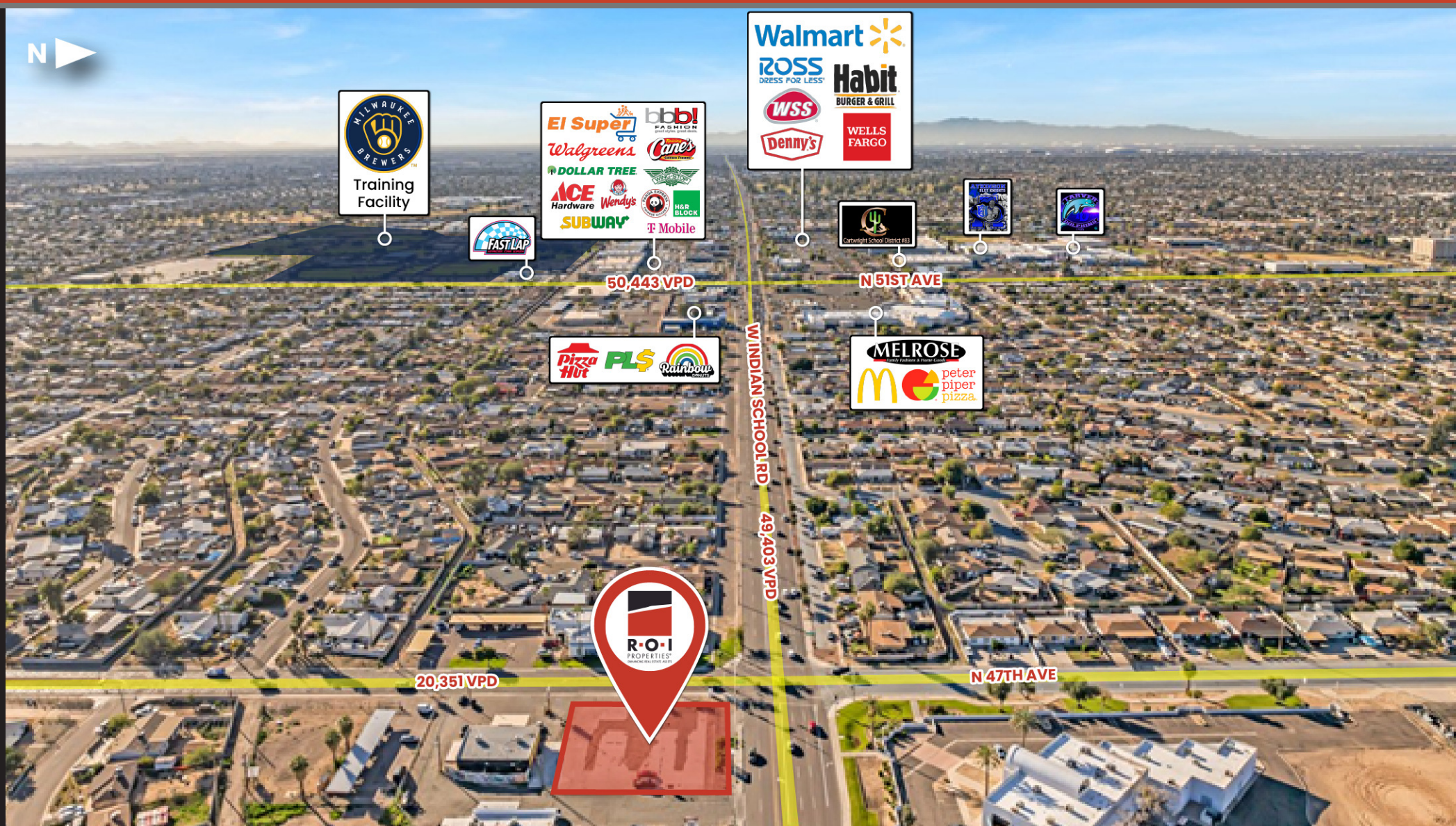
NEARBY RETAILERS



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HARD CORNER - DENSE MARYVALE LOCATION

FOR LEASE



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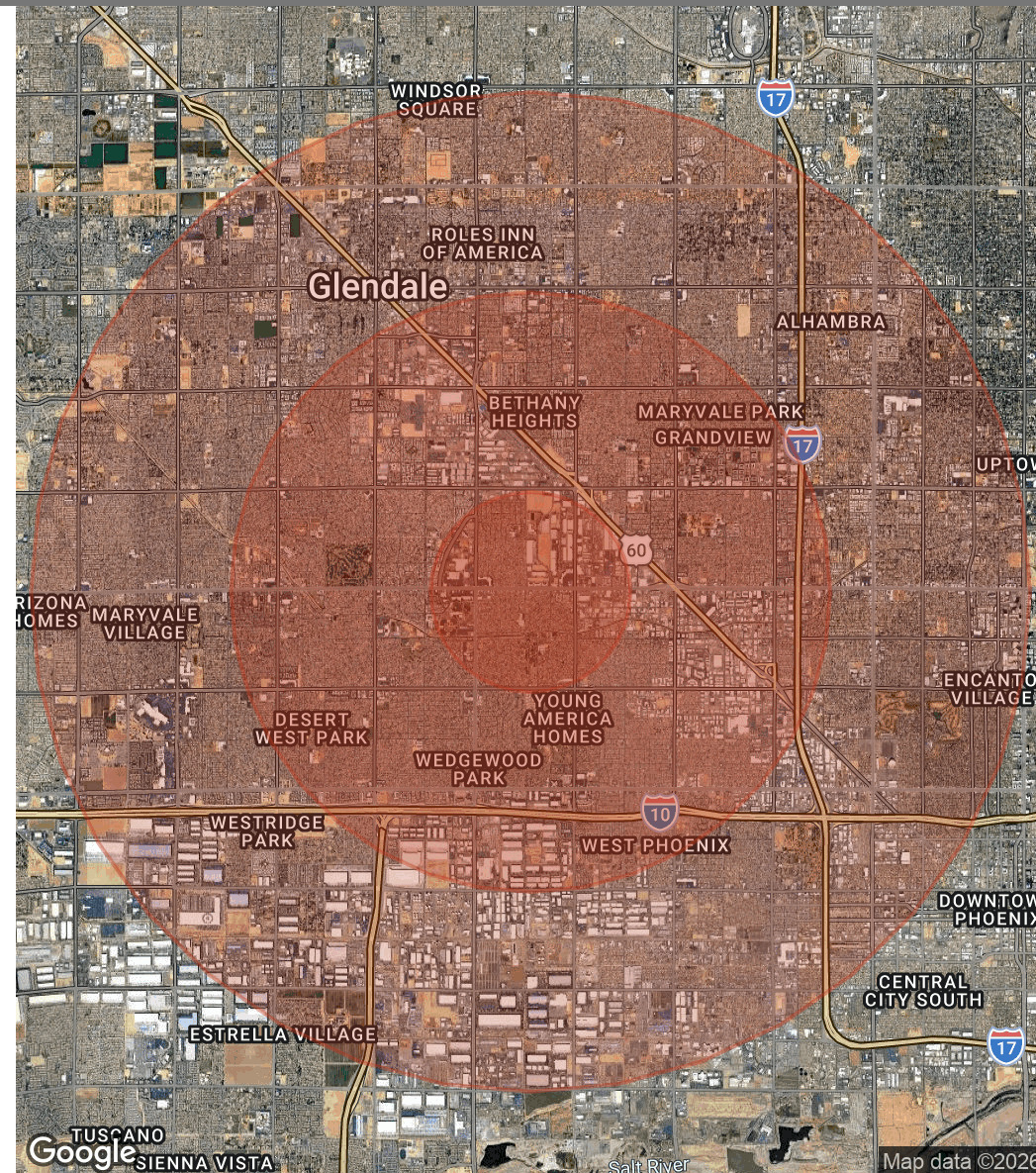


DEMOGRAPHIC SUMMARY

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,755	220,266	511,791
Average Age	33	32	34
Average Age (Male)	32	32	33
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,834	61,546	162,030
# of Persons per HH	3.9	3.6	3.2
Average HH Income	\$75,071	\$67,423	\$72,862
Average House Value	\$268,997	\$294,040	\$315,005

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