

MELROSE FLEX RETAIL SPACE FOR LEASE

724 W INDIAN SCHOOL RD | PHOENIX, AZ 85013



FOR LEASE

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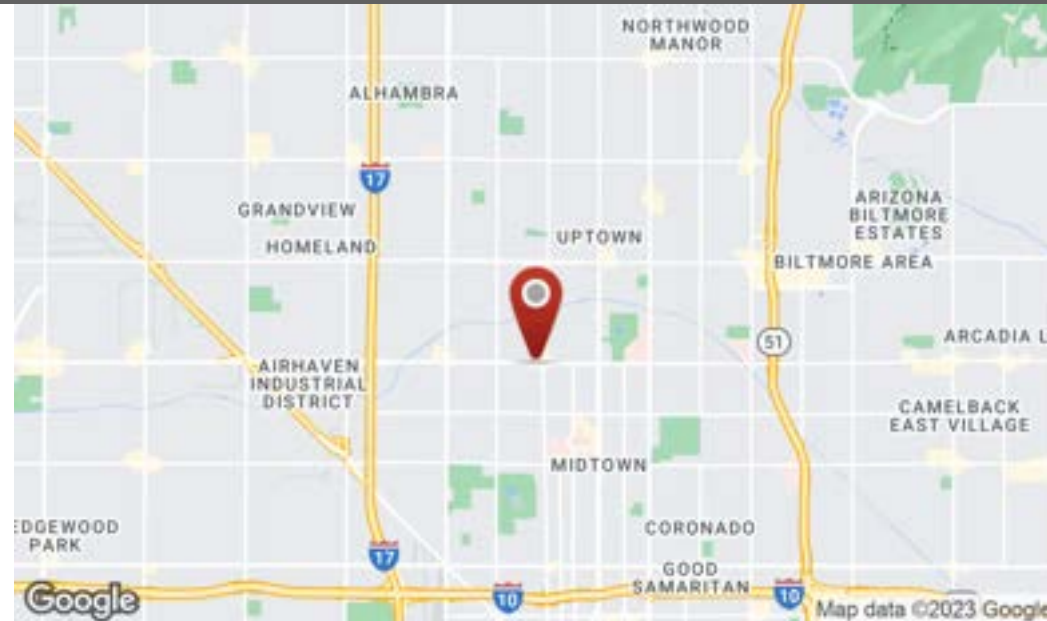
R.O.I. Properties
5090 N 40th St., Ste 190
Phoenix, AZ 85018
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MELROSE RETAIL SPACE WITH EXCESS STORAGE

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Space/Building Size	±2,430 SF Storefront ±7,480 SF Warehouse with Loading Dock & Mezzanine
Lot Size:	15,980 SF
Zoning:	C-2

PROPERTY OVERVIEW

724 W Indian School is ideal for a retail business seeking additional on-site storage. The building's design is perfectly suited for a combination of showroom-style retail at the front and a spacious warehouse area at the back. The warehouse space offers an impressive clear height and features a convenient mezzanine structure. Situated in the vibrant Melrose area, this property enjoys a prime location within a bustling and highly sought-after retail corridor. Furthermore, 724 W Indian School benefits from excellent visibility along the thriving Indian School Road.

PROPERTY HIGHLIGHTS

- Prime 7th Ave and Indian School Location
- Unique Retail Flex Space
- High Visibility off Indian School - 40,445 VPD
- Great layout for various retail (i.e. Appliance Retailer, Gym, Niche Fitness Studio, Contractor with Retail Vertical)

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±2,430 SF STOREFRONT & ±7,480 SF WAREHOUSE WITH LOADING DOCK

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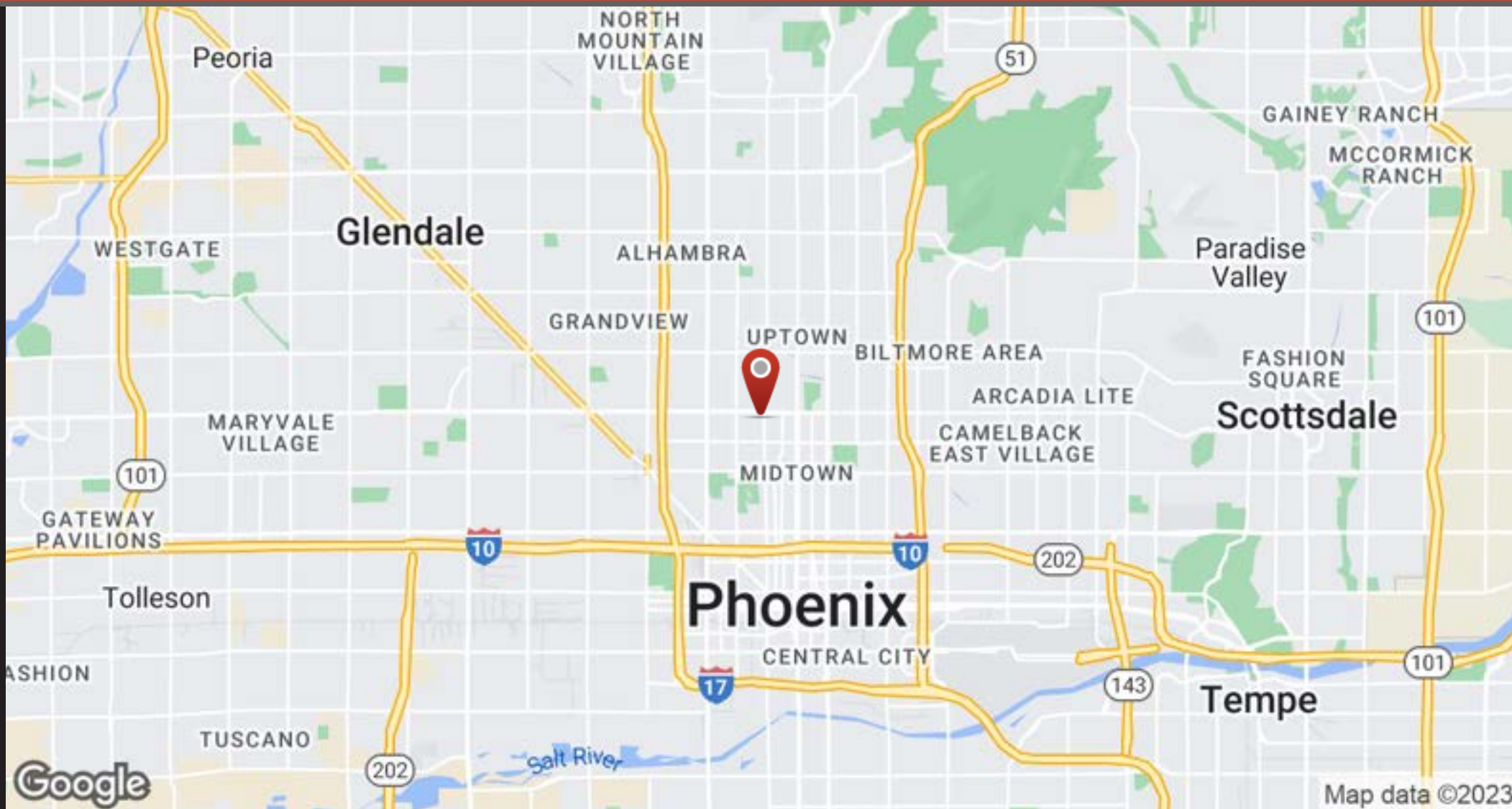
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CENTRALLY LOCATED PHOENIX RETAIL & SHOWROOM

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SURROUNDED BY TRENDY MELROSE DESTINATIONS

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HIGH VISIBILITY ON INDIAN SCHOOL & 7TH AVE

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1-MILE DEMOGRAPHIC SUMMARY

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR LEASE

DEMOGRAPHIC SUMMARY

724 West Indian School Road, Phoenix, Arizona, 85013

Ring of 1 mile

KEY FACTS

21,556

Population



11,030

Households

37.4

Median Age

\$50,293

Median Disposable Income

EDUCATION

8%

No High School Diploma



17%

High School Graduate



32%

Some College



43%

Bachelor's/Grad/Prof Degree

INCOME



\$57,279

Median Household Income



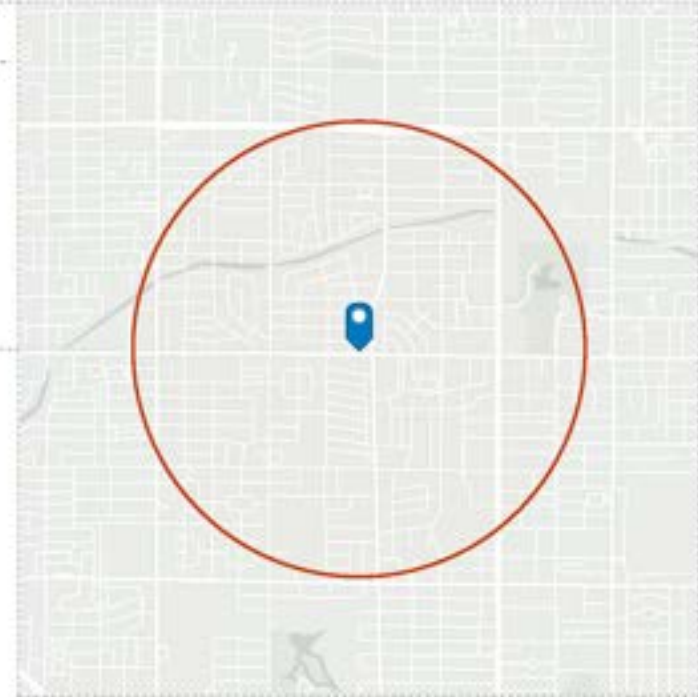
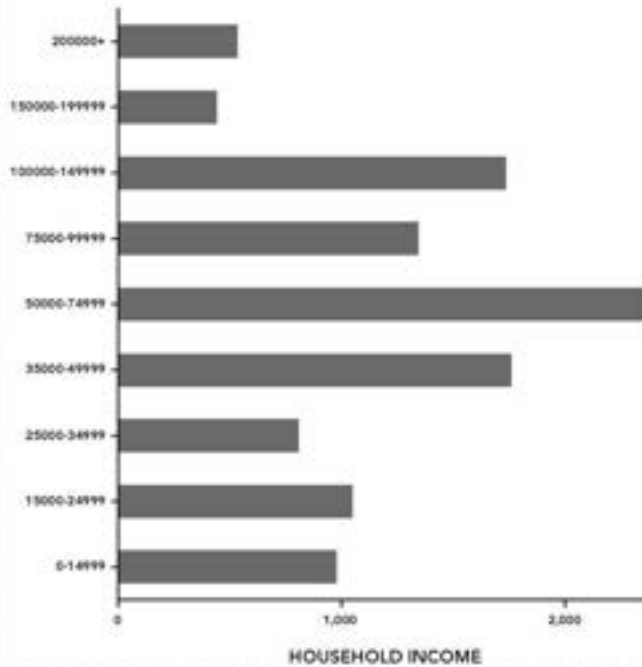
\$41,126

Per Capita Income



\$40,918

Median Net Worth



EMPLOYMENT

72%

White Collar

16%

Blue Collar

13%

Services

3.6%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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3-MILE DEMOGRAPHIC SUMMARY

724 W INDIAN SCHOOL RD, PHOENIX, AZ 85013

FOR LEASE

DEMOGRAPHIC SUMMARY

724 West Indian School Road, Phoenix, Arizona, 85013

Ring of 3 miles

KEY FACTS

181,473

Population



77,223

Households

33.7

Median Age

\$47,749

Median Disposable Income

EDUCATION

16%

No High School Diploma



21%

High School Graduate



28%

Some College



35%

Bachelor's/Grad/Prof Degree

INCOME



\$54,968

Median Household Income



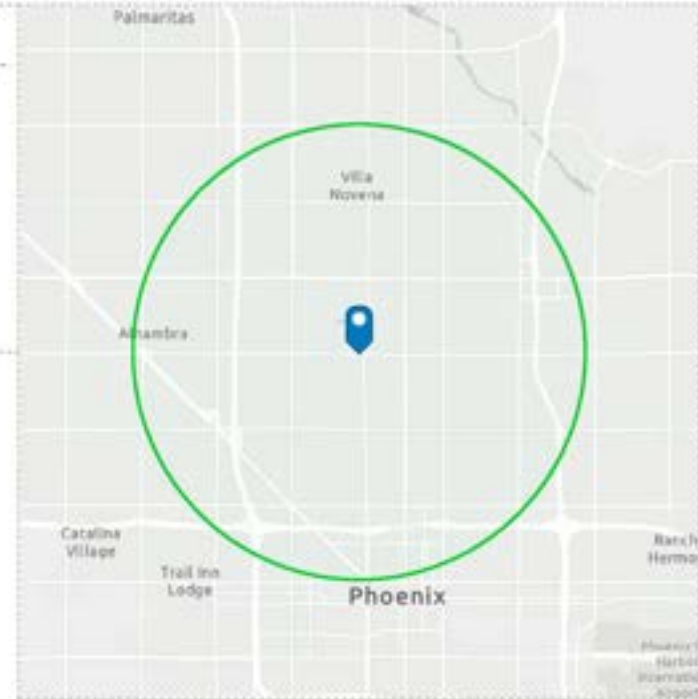
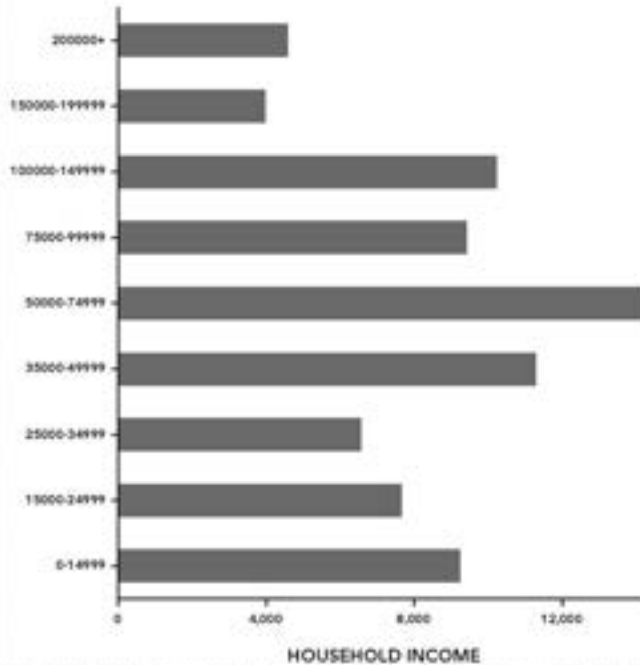
\$35,279

Per Capita Income



\$33,789

Median Net Worth



EMPLOYMENT

63%

White Collar

22%

Blue Collar

16%

Services

4.0%

Unemployment Rate

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5-MILE DEMOGRAPHIC SUMMARY

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FOR LEASE

DEMOGRAPHIC SUMMARY

724 West Indian School Road, Phoenix, Arizona, 85013

Ring of 5 miles

KEY FACTS

461,121

Population



177,064

Households

33.1

Median Age

\$45,718

Median Disposable Income

EDUCATION

20%

No High School Diploma



24%

High School Graduate



27%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$53,097

Median Household Income



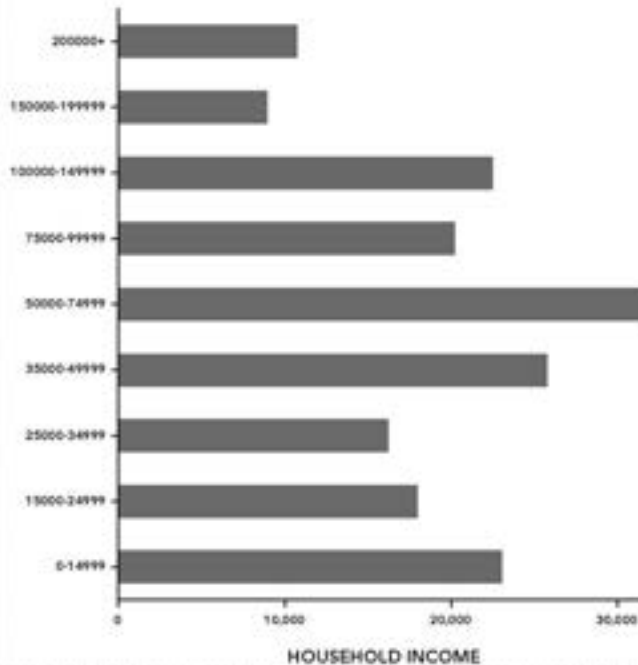
\$31,564

Per Capita Income

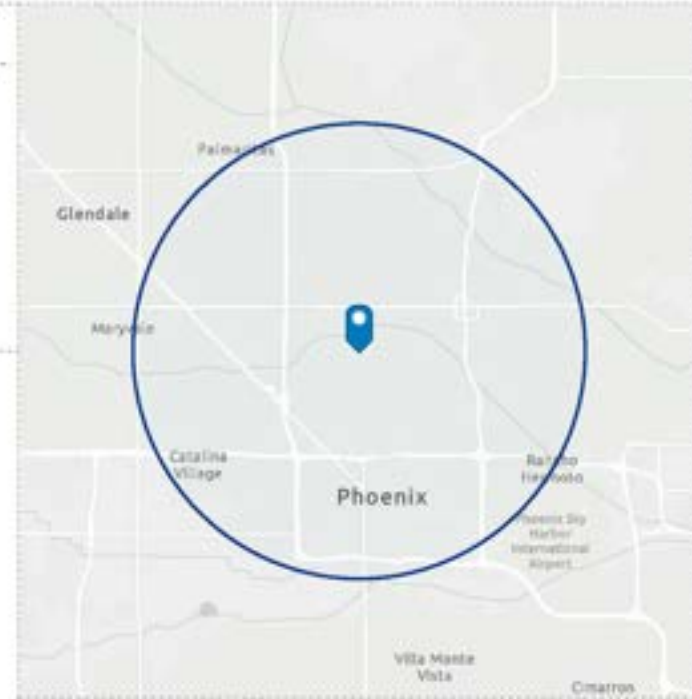


\$37,209

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

58%

White Collar

25%

Blue Collar

17%

Services

4.2%

Unemployment Rate

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