

3200

N Alma School Rd

CHANDLER, ARIZONA 85224

26,800+ VPD

3200 N Alma School Rd

W ELLIOT RD — 30,300+ VPD

N ALMA SCHOOL RD

±1.52
ACRES
LAND
FOR SALE

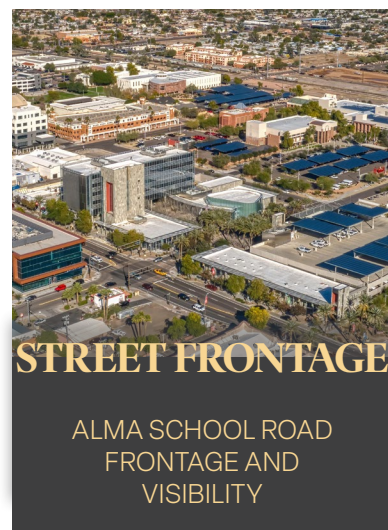
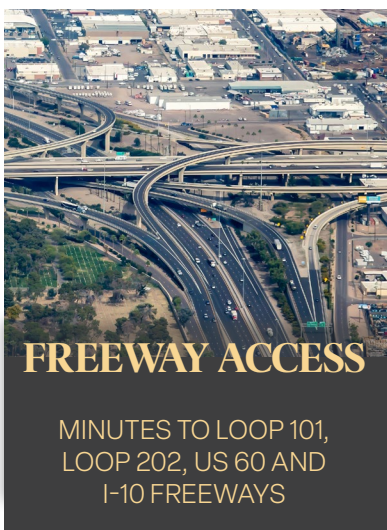


NORTH OF NWC OF ALMA SCHOOL RD & ELLIOT RD

CBRE

PROPERTY OVERVIEW

ADDRESS	3200 N Alma School Rd Chandler, AZ 85224
SALES PRICE	\$2,000,000
LOT SIZE	±1.52 Acres; ±66,382 Square Feet
PARCEL NUMBERS	302-07-962, 302-07-963
ZONING	PAD/Office, City of Chandler
PARCEL DETAILS	302-07-962: 0.96 AC; 41,639 SF 302-07-963: 0.568 AC; 24,742 SF



- » Development opportunity in the fast growing East Valley trade area
- » Visibility and frontage on Alma School Road just north of the NWC of Alma School Rd and Elliot Rd
- » ±66,382 SF available; parcels may be sold together or separately

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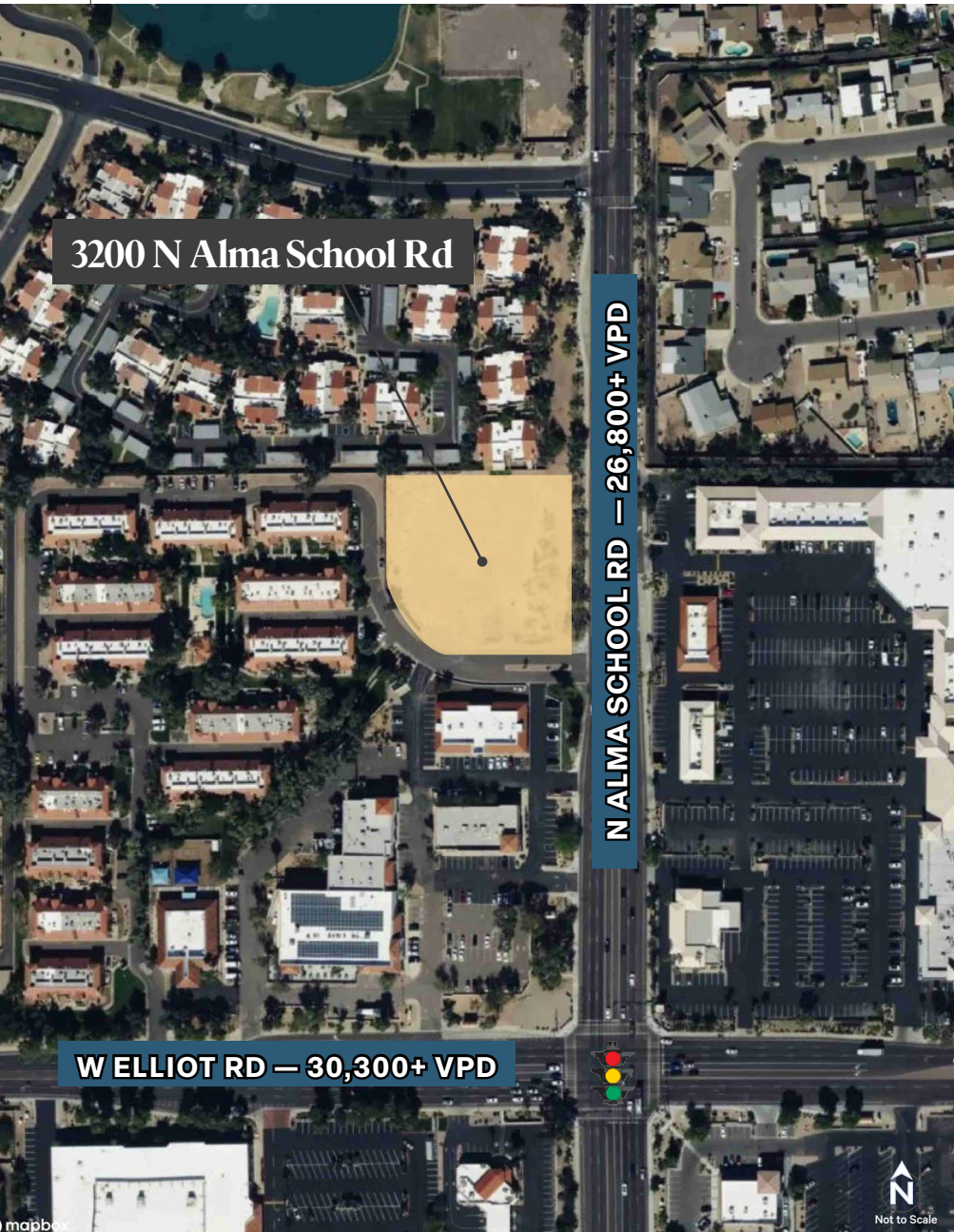
Great Clips



N ALMA SCHOOL RD



DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
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POPULATION			
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2024 Population	17,124	130,623	406,541
2029 Population - Projection	16,851	131,088	413,803
2020 Population - Census	17,470	131,445	402,832

HOUSEHOLDS			
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2024 Households	6,728	52,822	161,741
2029 Households - Projection	6,689	53,768	166,966
2020 Households - Census	6,716	51,857	155,956

HOUSEHOLD INCOME			
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Average Household Income	\$112,298	\$117,531	\$115,585
Median Household Income	\$102,084	\$94,566	\$89,060

TRAFFIC COUNTS (VPD)			
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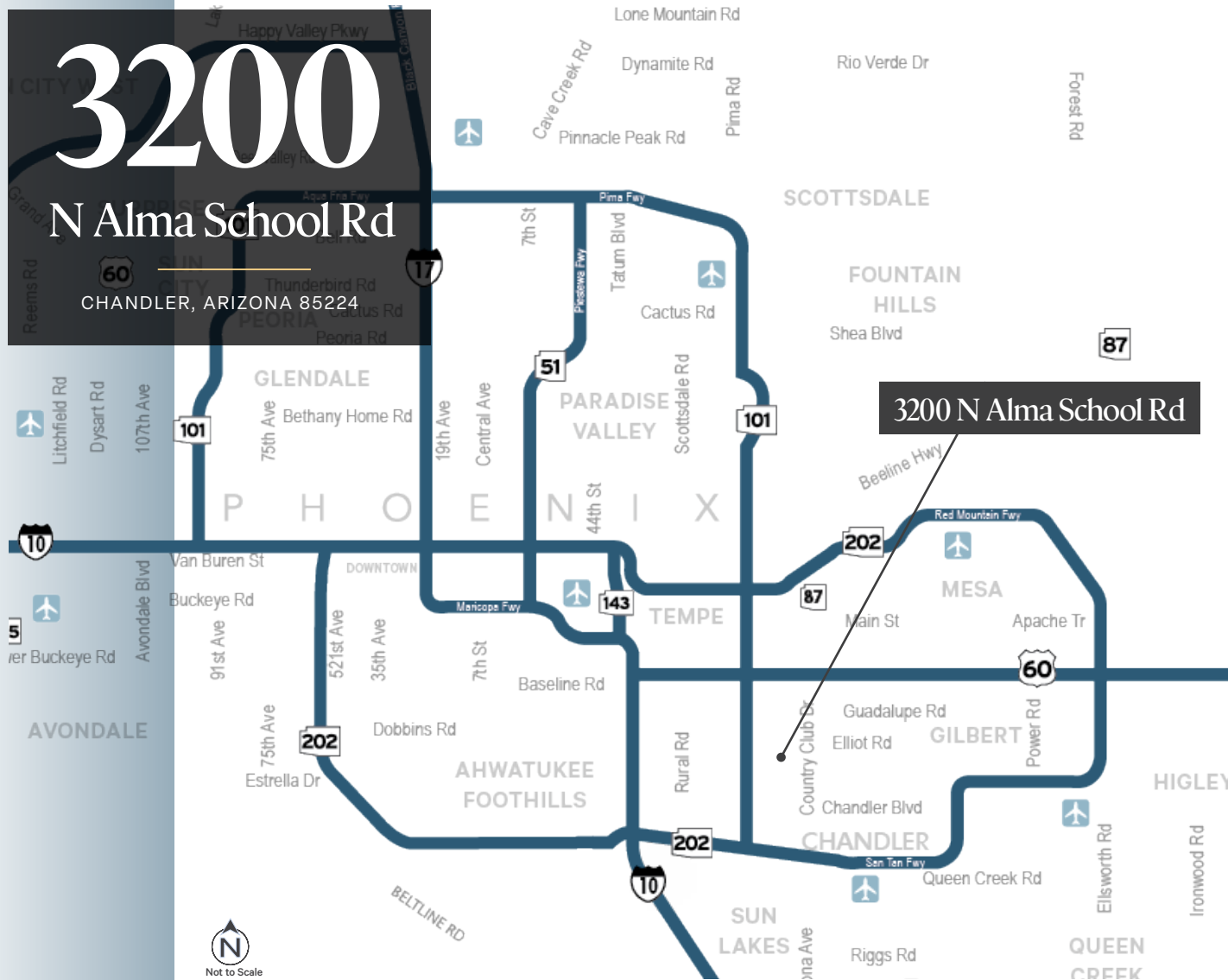
Alma School Road	N - 26,800	S - 27,600	
Elliot Road	E - 26,400	W - 30,300	

Data Source: City of Chandler 2024

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ACRES
**LAND
FOR SALE**

CONTACT:

Joe Pequeno
Senior Associate
+1 602 510 0003
joe.pequeno@cbre.com

Jamie Swirtz
Senior Vice President
+1 480 343 8586
jamie.swirtz@cbre.com

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