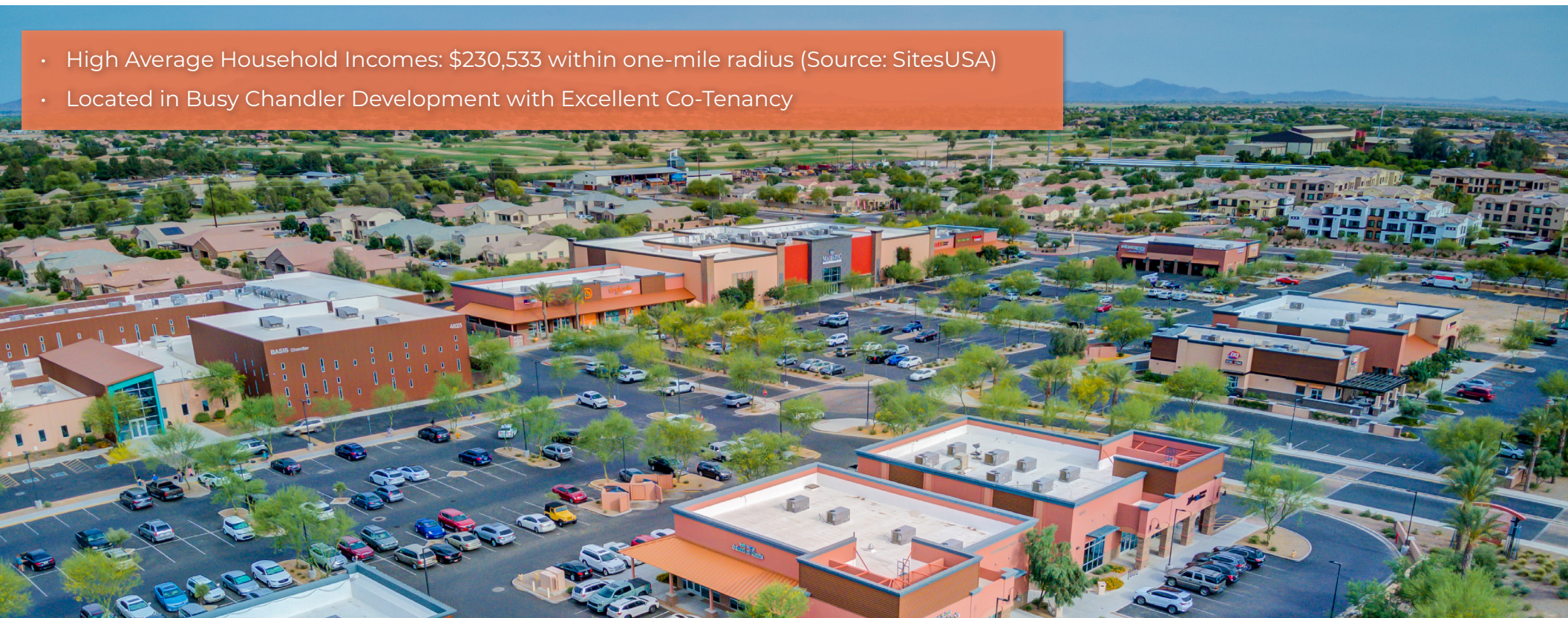


CHANDLER CROSSINGS

TURN KEY OFFICE
SPACE AVAILABLE

4981 South Arizona Avenue
Chandler, Arizona
85248 | Suite 1

- High Average Household Incomes: \$230,533 within one-mile radius (Source: SitesUSA)
- Located in Busy Chandler Development with Excellent Co-Tenancy



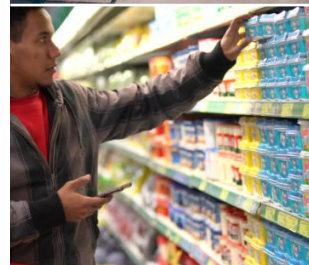
Lease Rate:	Call for Pricing
Availability:	± 1,440 SF
Year Built:	2024
Zoning:	PAD
Parking:	585 Spaces
Traffic Count:	35,888 VPD (Intersection)



CHANDLER CROSSINGS

TURN KEY OFFICE SPACE AVAILABLE

4981 South Arizona Avenue
Chandler, Arizona
85248 | Suite 1



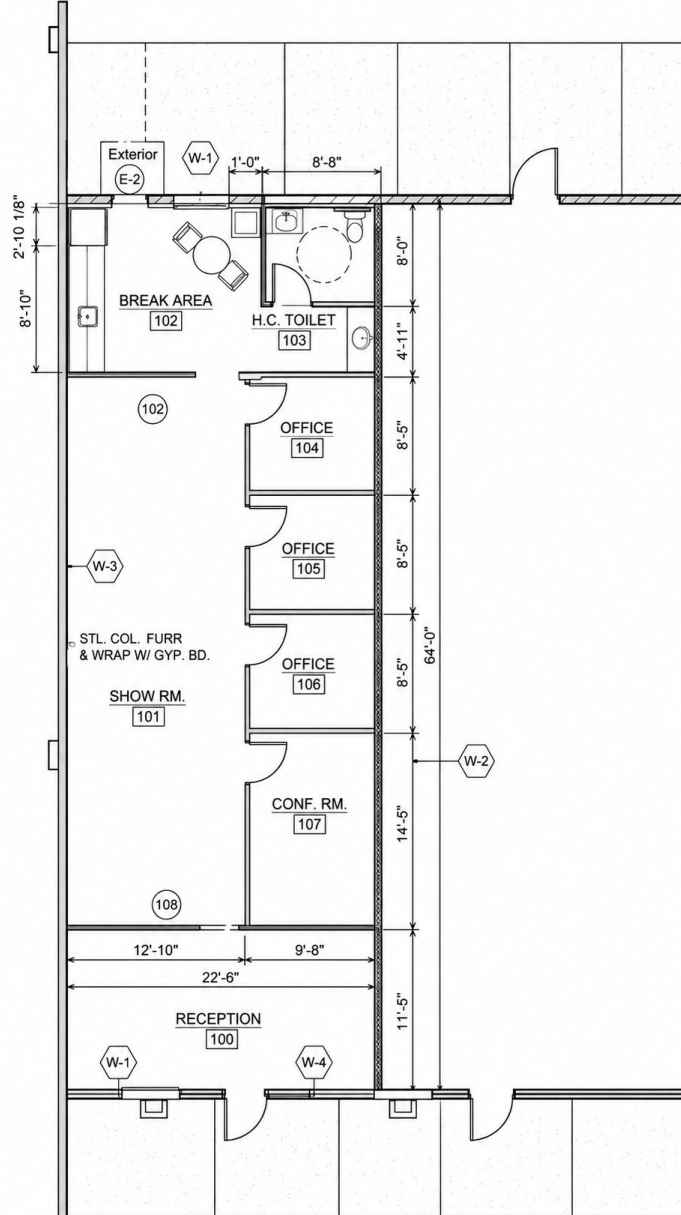
Mary Nollenberger

Direct Phone: (480) 866-8177 | Mobile Phone: (480) 748-8266

mary.nollenberger@orionprop.com

Site Plan | Page 2

SUITE 1
1,440 SF
TURN KEY
OFFICE SPACE



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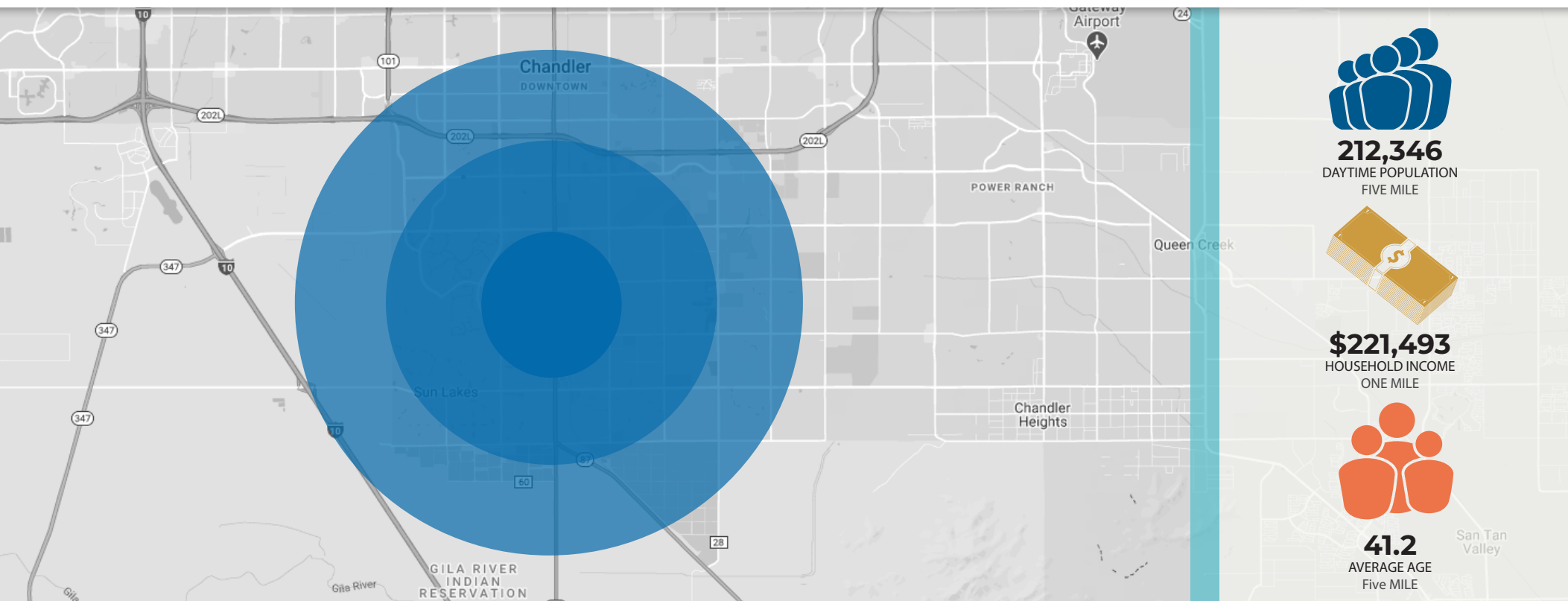
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CHANDLER CROSSINGS



TURN KEY OFFICE
SPACE AVAILABLE

4981 South Arizona Avenue
Chandler, Arizona
85248 | Suite 1



212,346
DAYTIME POPULATION
FIVE MILE



\$221,493
HOUSEHOLD INCOME
ONE MILE



41.2
AVERAGE AGE
FIVE MILE

2026 SUMMARY (SOURCE: SITESUSA)

ONE MILE

THREE MILE

FIVE MILE

DAYTIME POPULATION:

11,807

98,053

223,184

POPULATION:

9,458

79,380

176,120

AVERAGE HOUSEHOLD INCOME:

\$230,533

\$183,977

\$173,969

AVERAGE HOUSEHOLD SIZE:

2.7

2.5

2.6

MEDIAN AGE:

41.2

45.4

40.9

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