

2210
E. Indian School Rd.
PHOENIX | ARIZONA



FOR SALE ±4,440 SF RESTAURANT BUILDING ON ±13,498 SF LOT

FOR MORE INFORMATION, CONTACT:



CARTER WILSON, SIOR, CCIM
SENIOR VICE PRESIDENT
P: 602.575.2328 | M: 480.225.1992
cwilson@daumcommercial.com



DAVID WILSON, SIOR, CCIM
EXECUTIVE VICE PRESIDENT
P: 602.575.2306 | M: 602.266.5011
dwilson@daumcommercial.com



MARTY MAIER
ASSOCIATE VICE PRESIDENT
P: 602.575.2321 | M: 310.462.6036
mmaier@daumcommercial.com

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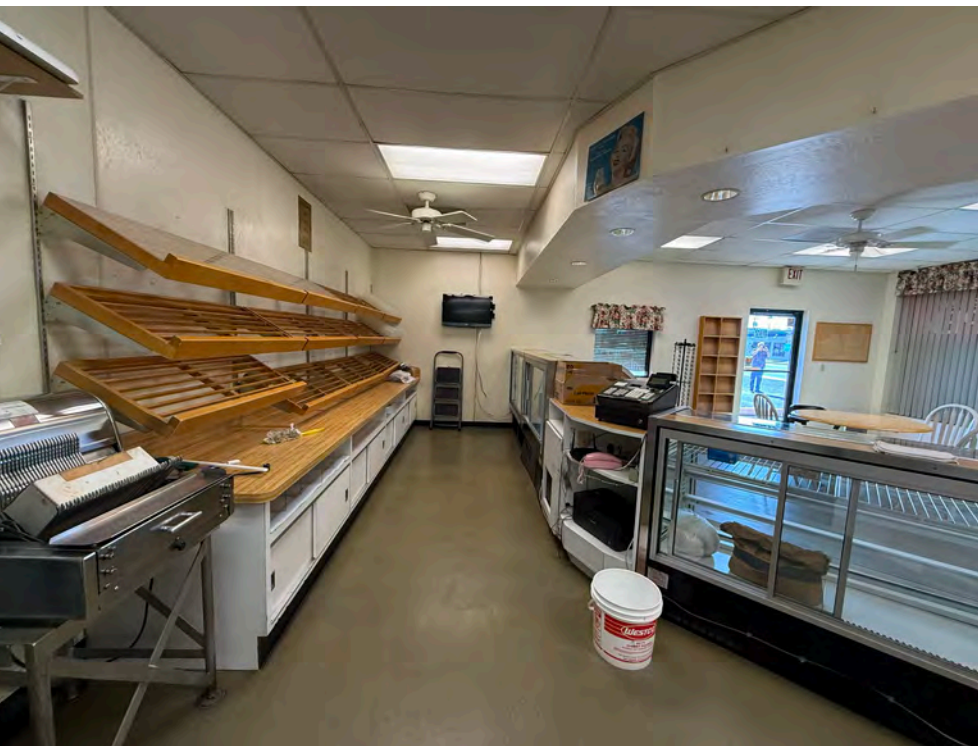


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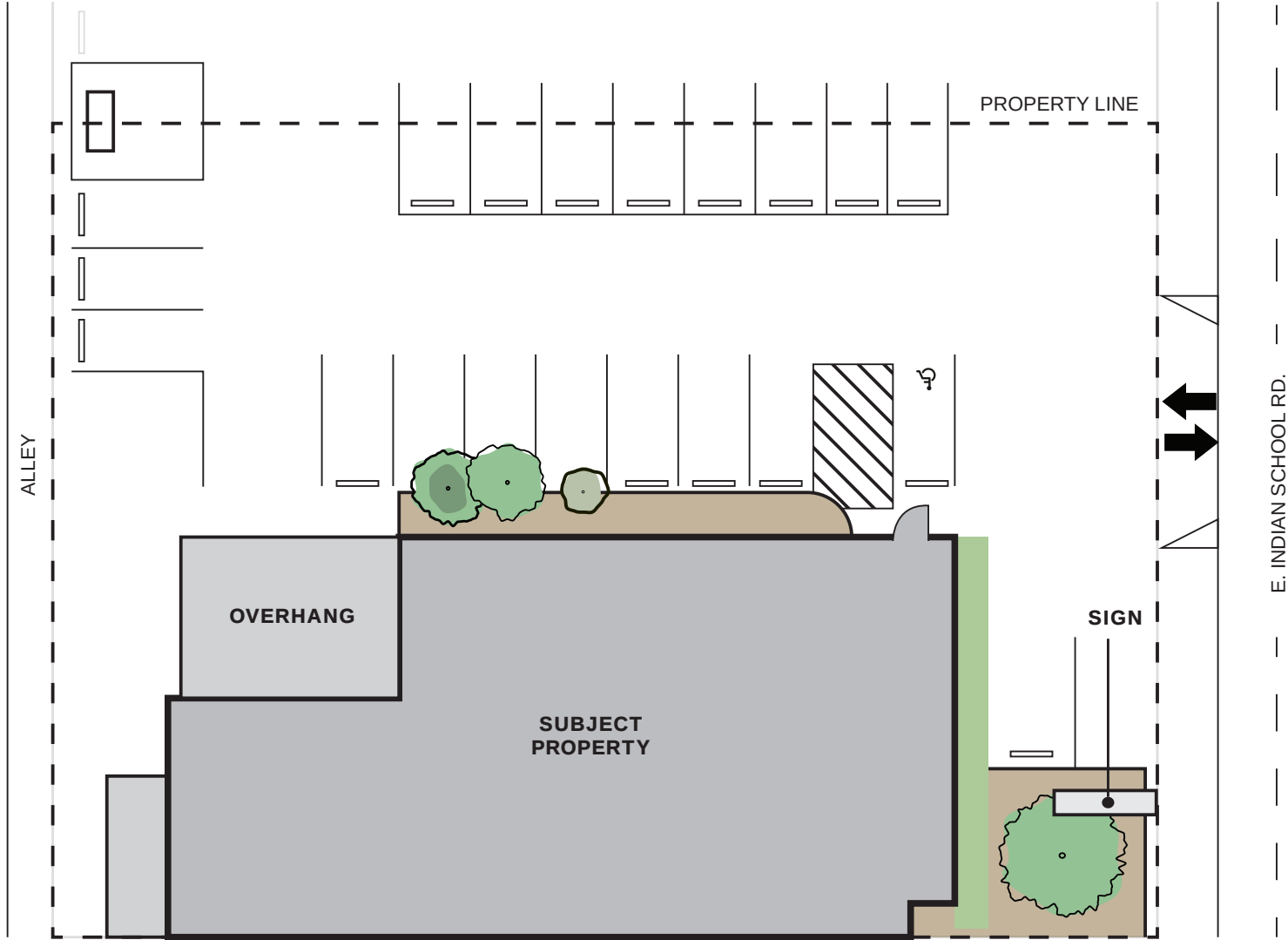
PROPERTY HIGHLIGHTS

- ±4,440 SF Restaurant Building on ±13,498 SF Lot
- Frontage on Indian School Rd. (46,260 Cars Per Day)
- Huge Monument Sign
- Eighteen (18) Parking Spaces
- Bakery Equipment Available
- 600 Amps, 3 Phase Power
- C-2 Zoning
- Close Proximity to 51, 10, and 202 Freeways



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*NOT TO SCALE





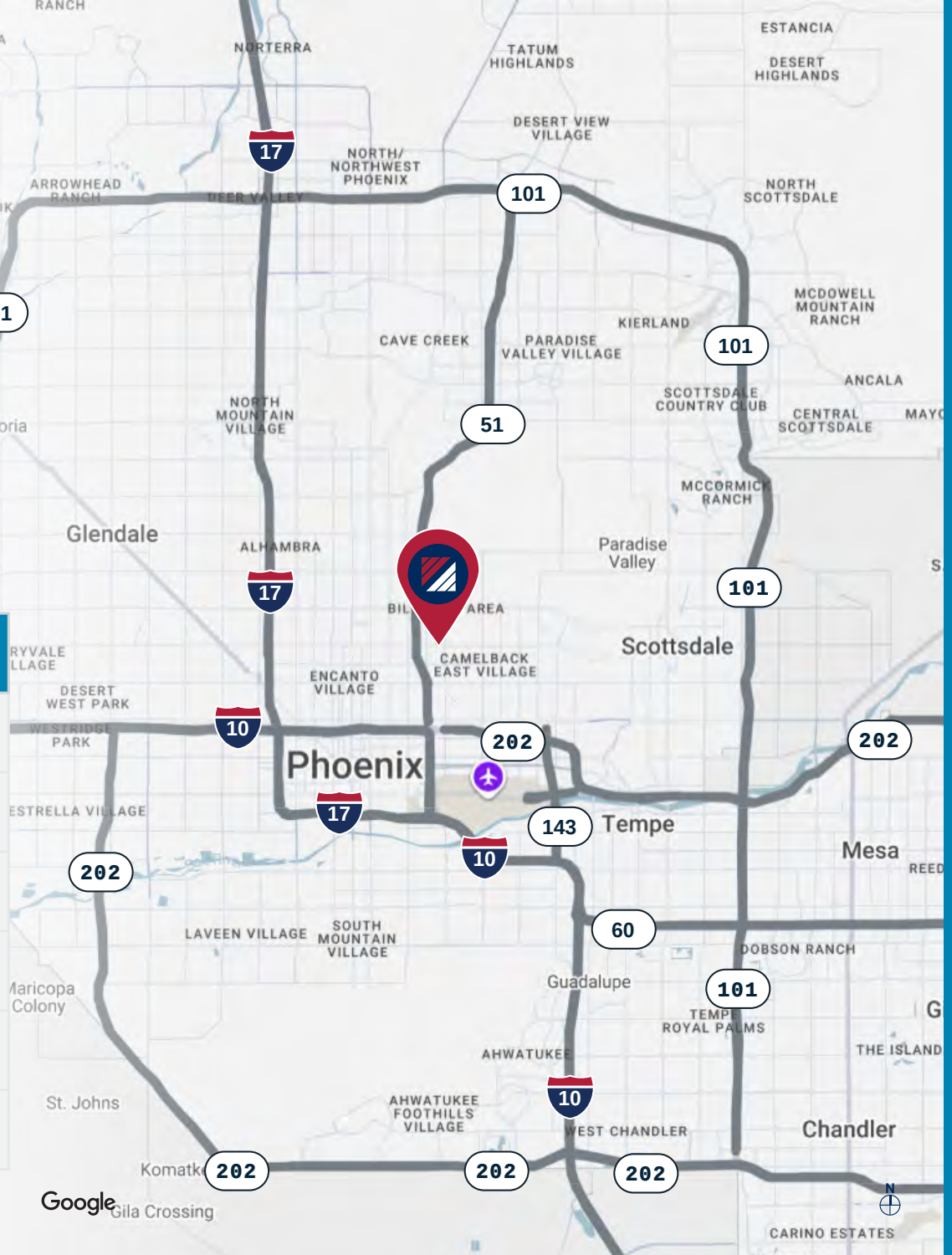
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Positioned along one of Central Phoenix's primary east-west corridors, 2210 E. Indian School Road provides outstanding accessibility and exposure in the sought-after Camelback East submarket. The property is within minutes of the Biltmore area, Downtown Phoenix, Phoenix Sky Harbor International Airport, and numerous shopping, dining, and entertainment destinations. Its central location offers convenient access to SR-51, Loop 202, and I-10, making it an ideal location for businesses seeking connectivity throughout the Valley.

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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	160,872	332,748	1,289,258
2025 Population	173,507	358,993	1,362,283
2030 Population Projection	181,496	375,565	1,418,753
Avg Household Income	\$106,274	\$103,688	\$98,033
Median Household Income	\$75,625	\$72,659	\$71,581
Total Specified Consumer Spending	\$2.4B	\$4.7B	\$16.1B



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