

EXISTING DRIVE-THRU BUILDING

4044 South Arizona Ave | Chandler, Arizona 85248

AVAILABLE FOR SALE or LEASE (Do Not Disturb Tenants)



CAROL SCHILLNE

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TRAFFIC COUNTS:

South Arizona Avenue: 30,037 VPD

East Ocotillo Road: 14,417 VPD



PARCEL/APN#:

303-48-981

BUILDING SIZE:

± 1,680 SF (492 SF Patio)

LAND SIZE:

0.42 AC or 18,632-square-feet

ZONING:

PAD, City of Chandler

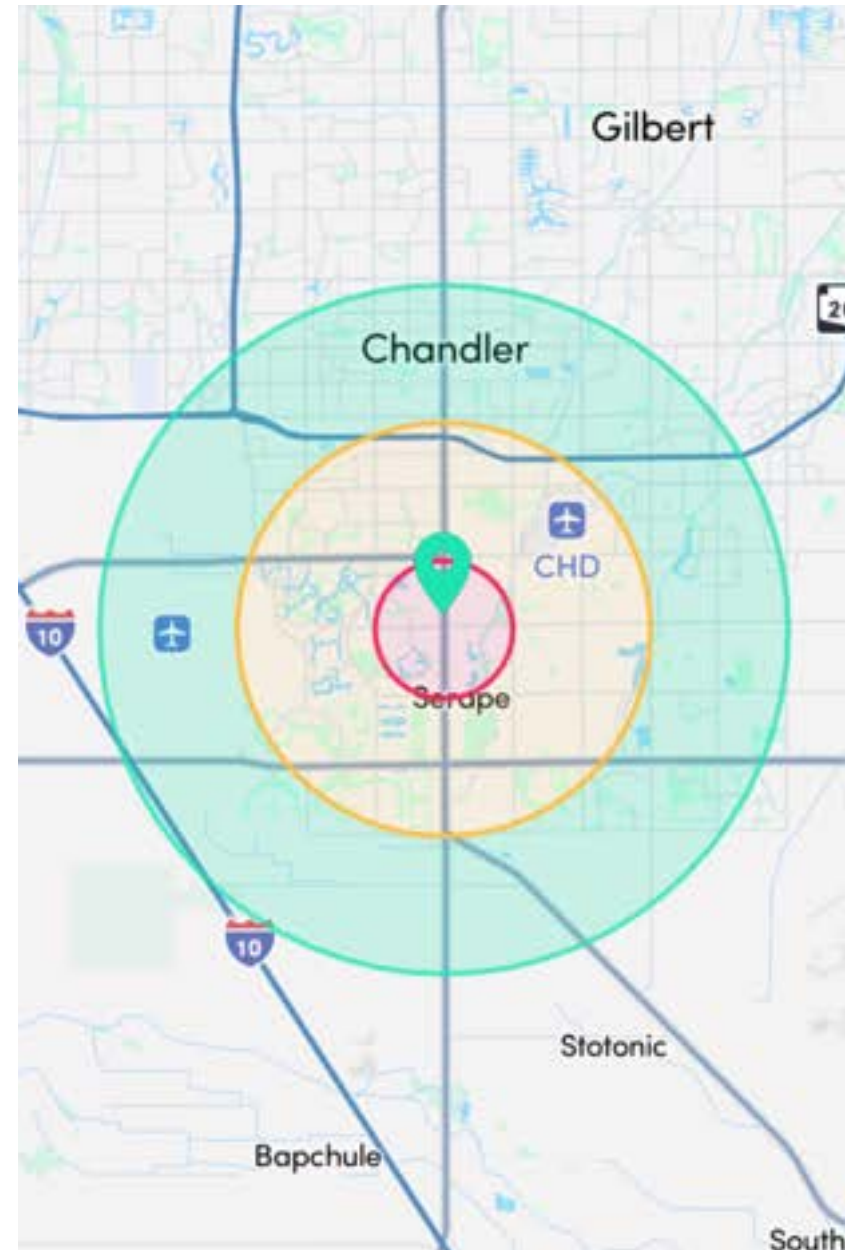


OVERHEAD AERIAL VIEW



DEMOGRAPHICS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,340	109,580	268,634
Estimated Population:	10,975	89,036	207,966
2030 Proj. Residential Population:	10,895	88,593	208,635
Average Household Income:	\$240,554	\$178,558	\$158,443
Total Consumer Expenditure:	\$584M	\$4.65B	\$10B
Median Age:	37.7	42.4	40.1
Average Household Size:	3.0	2.5	2.6
Housing Units:	3,992	38,373	86,585
Total Households:	3,673	34,919	79,233
Total Businesses:	453	3,699	7,855



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EXCLUSIVELY LISTED BY:



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Western United States. With more than a billion dollars in recent transactions, the ORION team provides best-in-class service to the commercial real estate community.

Boasting an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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