

±400 SF Proposed QSR for Lease

1990 S. Alma School Road | Chandler, Arizona



S ALMA SCHOOL RD & W GERMANN RD



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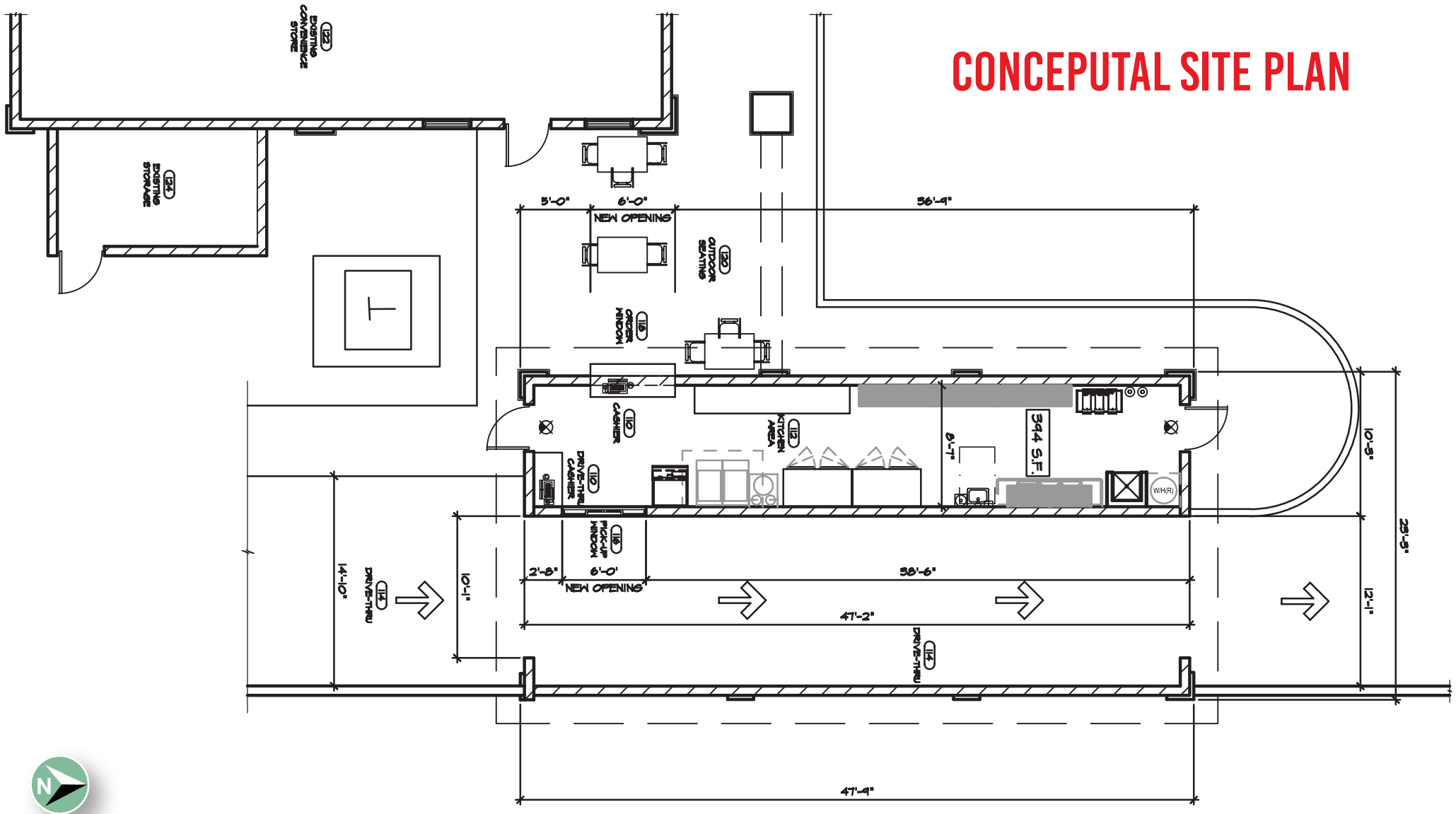
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CONCEPTUAL SITE PLAN



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	18,614	108,276	266,202
HOUSEHOLDS	6,901	41,302	104,030
AVERAGE HOUSEHOLD INCOME	\$155,685	\$150,150	\$145,110
DAYTIME POPULATION	7,159	65,354	153,177
MEDIAN AGE	35.4	35.2	38.6
TOTAL BUSINESSES	741	4,760	11,753



traffic counts: S Alma School Rd | 34,098 VPD ● W Germann Rd | 13,351 VPD

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property highlights

- ± 400 SF proposed quick service restaurant w/drive-thru available for Lease
- Prominently located at the hard corner of the heavily trafficked, signalized intersection of Alma School & Germann Rds, that sees upwards of ± 50,000 cars per day
- Highly frequented daily needs shopping center which includes tenants such as Mountainside Fitness, AutoZone Auto Parts, Sports Clips and Tutor Time
- Located less than one mile south of Loop 202 and approximately one mile west of AZ SR 87 (Arizona Ave)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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