

NOW LEASING:

NWC ALMA SCHOOL ROAD & ELLIOT ROAD

Chandler, Arizona 85224



IDEAL FOR FITNESS, MARTIAL ARTS, DANCE STUDIO, PHYSICAL THERAPY, HAIR SALON, OR CHIROPRACTOR



AVAILABILITY: 1,200 - 4,000 SF

LEASE RATE: Negotiable

ZONING: PAD, City of Chandler

PARKING: 4.00/1,000 SF (36 Spaces)

CROSS STREETS: Alma School & Elliot Roads (43,824 VPD)

- Motivated Landlord
- New Tenant Incentives Including Free Rent and Tenant Improvement Allowance
- Busy Intersection with over 43,000 vehicles per day
- Dense Residential Population Serving over 126,896 people within a three-mile radius with Average Household Incomes of \$128,022 (Source: SitesUSA)

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TENANT ROSTER & SITE PLAN



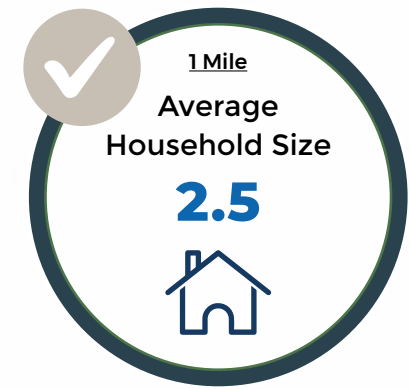
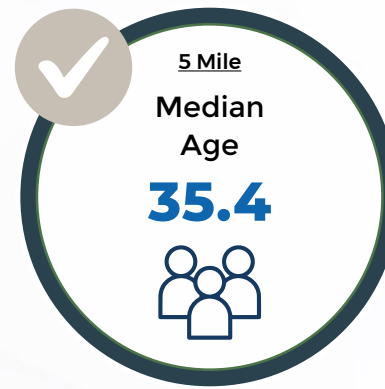
SUITE:	TENANT:	SIZE:
101	AVAILABLE <i>w/ 30 Days Notice</i>	1,200 SF
102	AZ Clinical Services	1,200 SF
103	Cuisine By Celine	1,170 SF
104	A-List Barber	± 1,190 SF
105	AVAILABLE	± 4,000 SF
El Dorado Charter High School (Not a Part)		

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INTERSECTION AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,277	194,439	569,063
Estimated Population:	18,819	129,151	400,892
Average Household Income:	\$115,852	\$121,324	\$119,455
Median Age:	36.4	36.6	35.4
Average Household Size:	2.5	2.5	2.5
Total Annual Retail Expenditures:	\$298.34 M	\$2.04 B	\$5.99 B
Housing Units:	8,066	55,738	169,475
Total Households:	7,582	52,159	158,171
Total Employees:	4,458	65,288	168,171

