

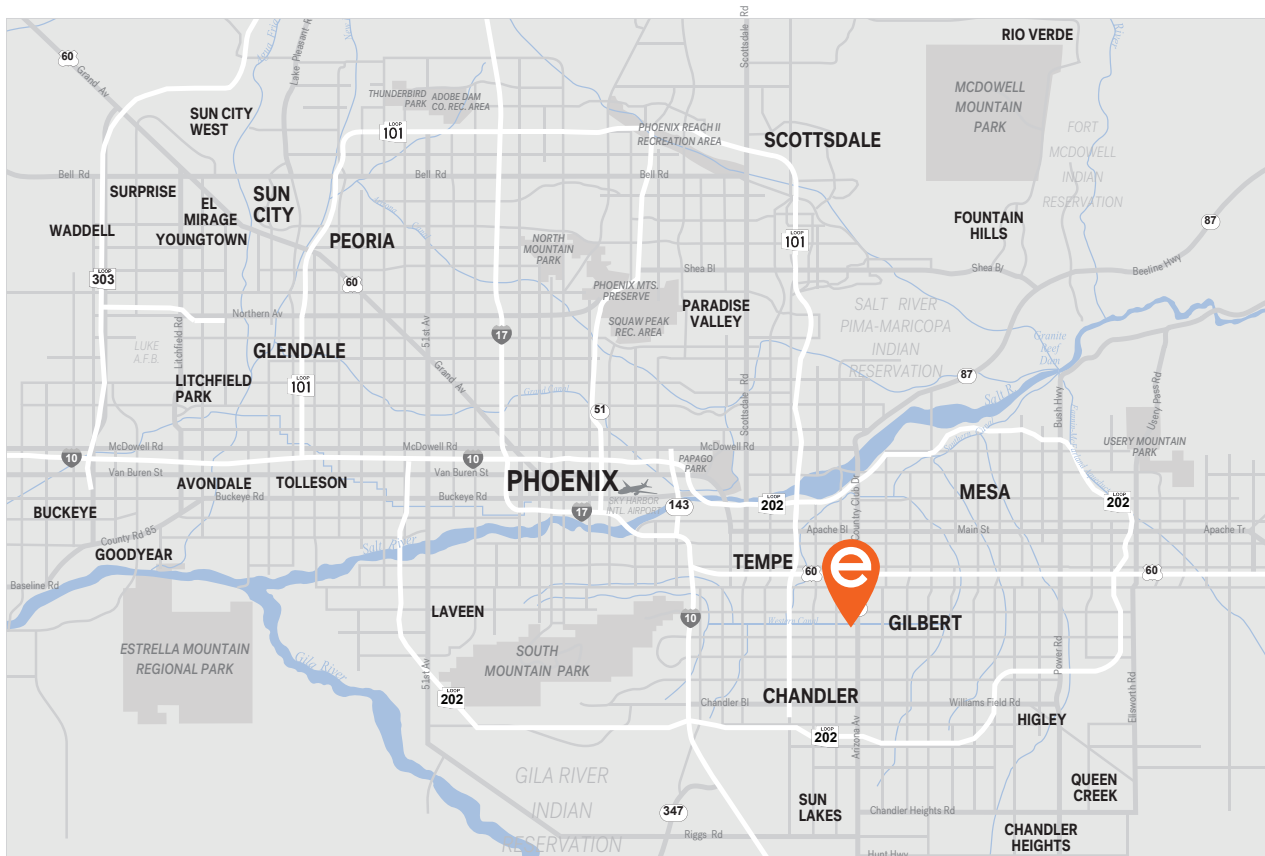


# Elliot & Arizona Retail

Elliot Rd & Arizona Ave - NNWC, Chandler, AZ 85225

**David Jarand** | Senior Vice President  
djarand@edge-re.com | 602.774.3636 x4

**Southwest Edge**  
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016  
602.774.3636 | edge-re.com



**LOCATION**

**3170 N Arizona Ave  
Chandler, AZ 85225**



**SIZE**

**±4,835 sf**



**ZONING**

**Commercial (C2, Chandler)**



**TRAFFIC COUNTS**

**30,990 CPD**

Elliot Rd

**31,503 CPD**

Arizona Ave



**2025 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	12,540	135,620	404,905
<b>DAYTIME POPULATION</b>	14,758	160,915	453,787
<b>MED HH INCOME</b>	\$55,937	\$56,114	\$57,453

**PROPERTY INFORMATION**

- Former Dental office ideal for Medical uses
- Rear roll-up door ideal for automotive uses
- Large Daytime Population within a 5 mile radius
- Neighboring employment core makes ideal location ideal for services



