

INDIAN SCHOOL PLAZA

For Sale or Lease



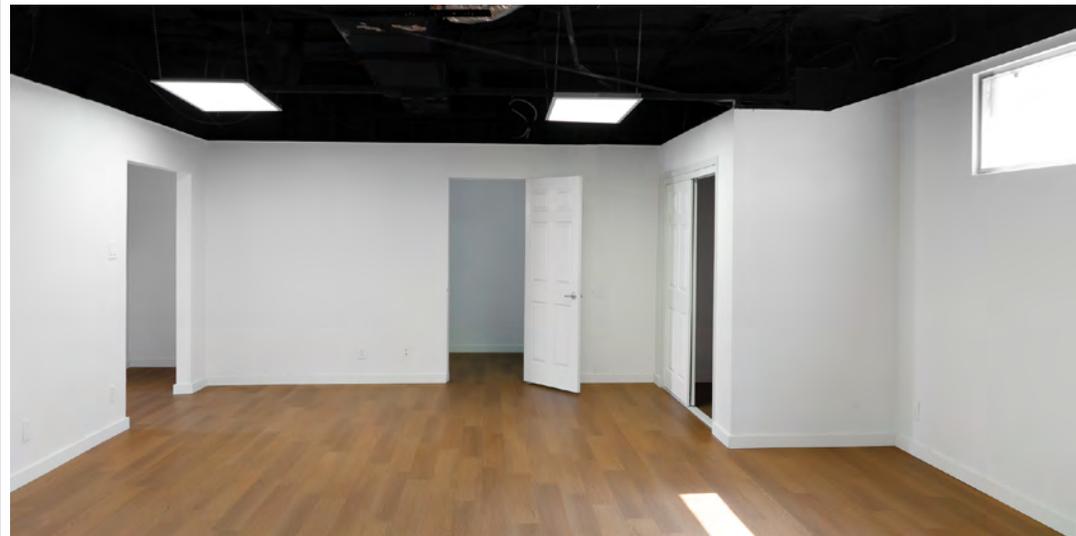
\$1,600,000 (\$200 PSF)

RETAIL PROPERTY: CAN BE SOLD OCCUPIED OR VACANT

626 W INDIAN SCHOOL RD | PHOENIX, AZ 85013

PROPERTY OVERVIEW

SALE PRICE	\$1,600,000
BUILDING SIZE	8,000 SF
YEAR BUILT	1964
ZONING	C-2, Commercial
NUMBER OF SUITES	6
ACRES	.29
PARKING RATIO	1.25/1,000 SF
LOCATION	Hard Corner in High-Traffic Corridor



ADDITIONAL FEATURES



Newly Renovated Suites



37.4K Vehicles per Day on Indian School Rd



Close to State Route 51, I-10 and I-17



Existing Suite Sizes Range from 792-1,892 SF



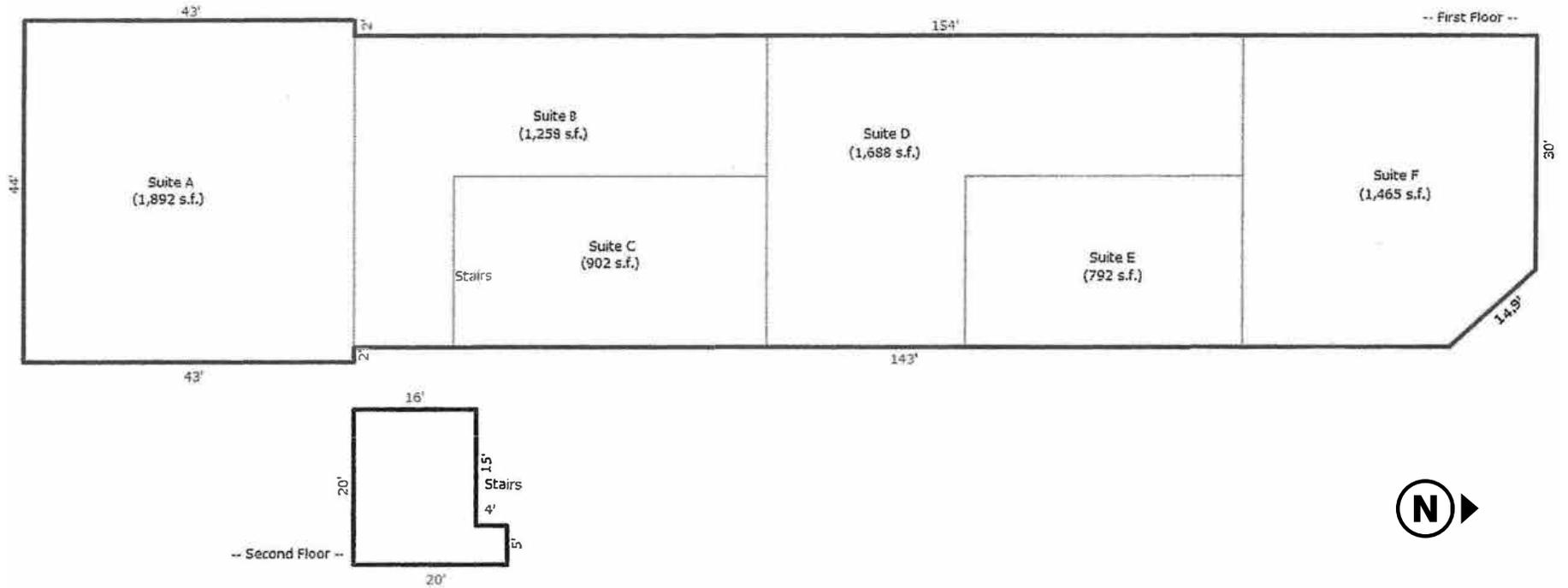
Located near Phoenix Metro Bus and Light Rail Stops



Excellent Signage Opportunities Facing Indian School Rd

SITE PLAN

AVAILABLE
8,000 SF



LOCATION

CENTRAL ACCESS TO I-17, SR-51, & I-10

via W Indian School Rd

PUBLIC TRANSPORTATION WITHIN MINUTES

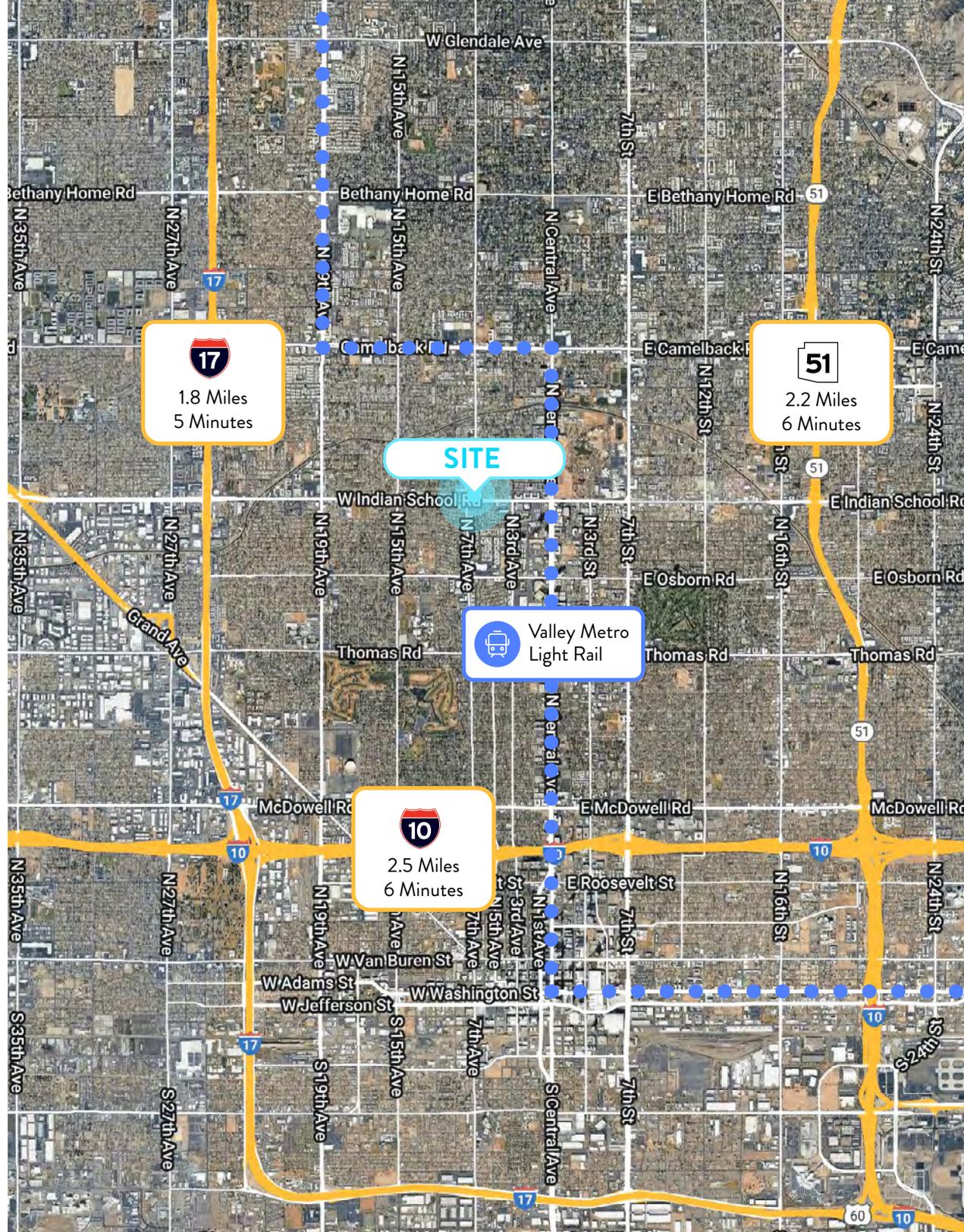
0.6 miles to Valley Metro light rail, 0.1 Miles to nearest bus stop

37,400 VEHICLES PER DAY

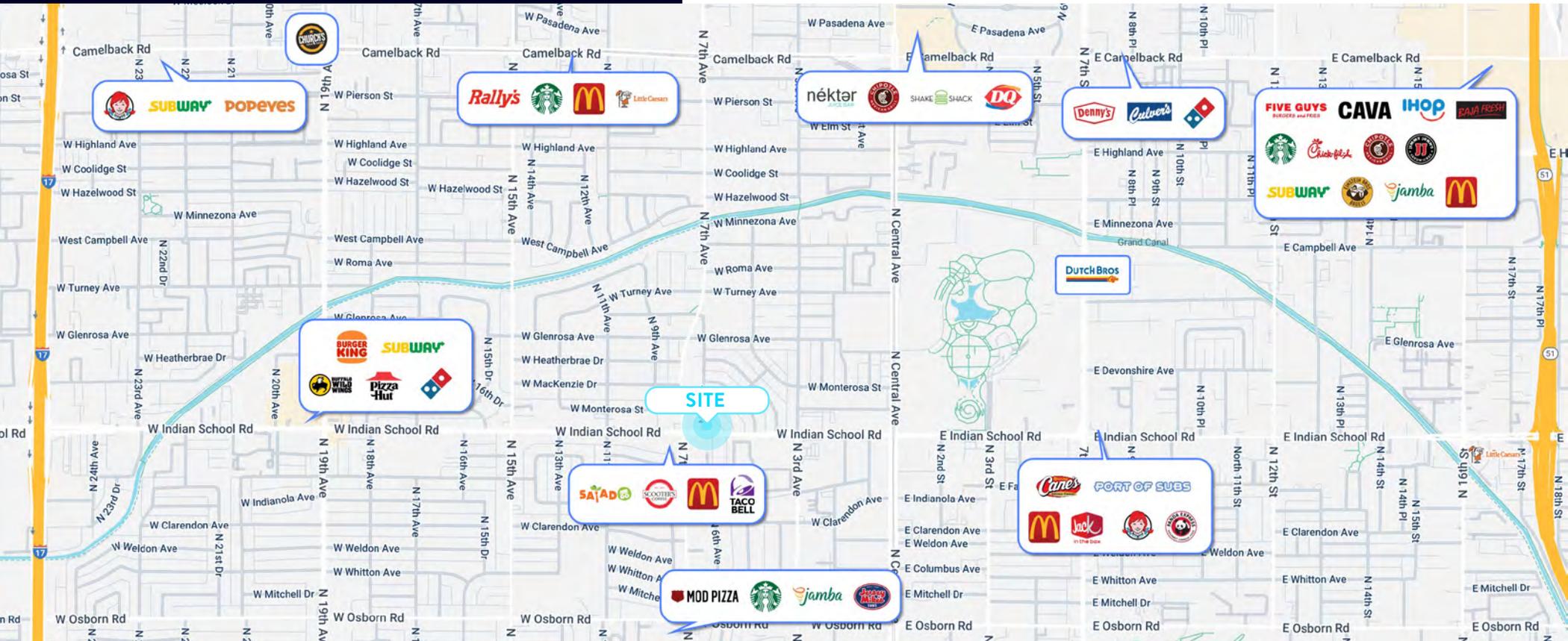
along W Indian School Rd

DEMOGRAPHICS (3-MILES)

POPULATION	191,276
HOUSEHOLDS	86,222
2030 POP. GROWTH	1.5%
ANNUAL RETAIL EXPENDITURE	\$3.97 B



AMENITIES



This retail property sits in the heart of Phoenix's highly desirable Melrose Antique District, a dynamic area known for its eclectic mix of antique shops, art galleries, dining establishments, and trendy bars. The district offers an ideal environment for businesses to thrive with its safe, walkable atmosphere and strong sense of community, making it an excellent opportunity for retailers looking to establish themselves in one of Phoenix's most character-rich neighborhoods.

NEARBY FOOD

Buffalo Wild Wings
Burger King
Cava
Chipotle
Church's Texas Chicken
Culver's
Domino's
Five Guys

Jamba Juice
Little Ceasars
McDonald's
Mod Pizza
Panda Express
Port of Subs
Popeyes

Rally's
Salad and Go
Scooter's Coffee
Shake Shack
Starbucks
Subway
Wendy's
...AND MORE

CONTACT



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Thank You

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