

INDIAN SCHOOL PLAZA

# For Sale or Lease

PRICE REDUCTION

**\$1,450,000 (\$181.25 PSF)**

RETAIL PROPERTY: CAN BE SOLD OCCUPIED OR VACANT



WATCH FULL VIDEO  
OF PROPERTY

626 W INDIAN SCHOOL RD | PHOENIX, AZ 85013



# PROPERTY OVERVIEW

SALE PRICE	\$1,450,000
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



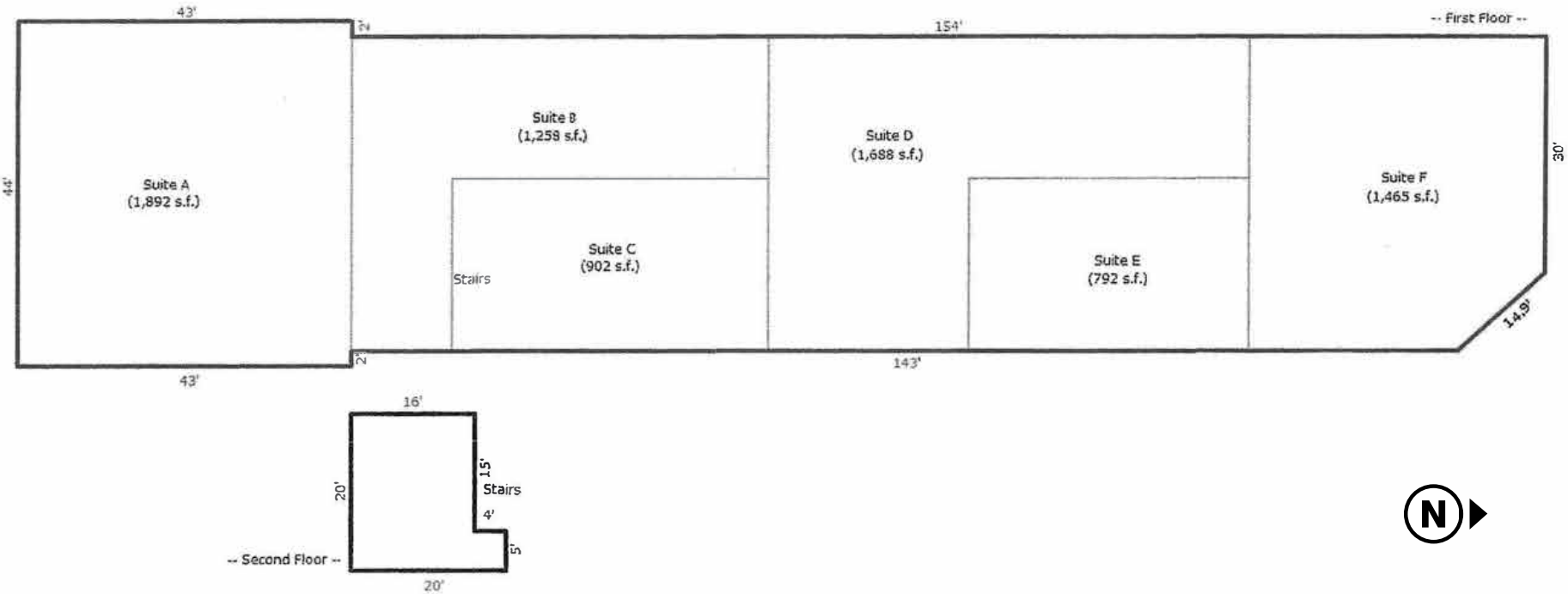
Located near Phoenix Metro Bus and Light Rail Stops



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

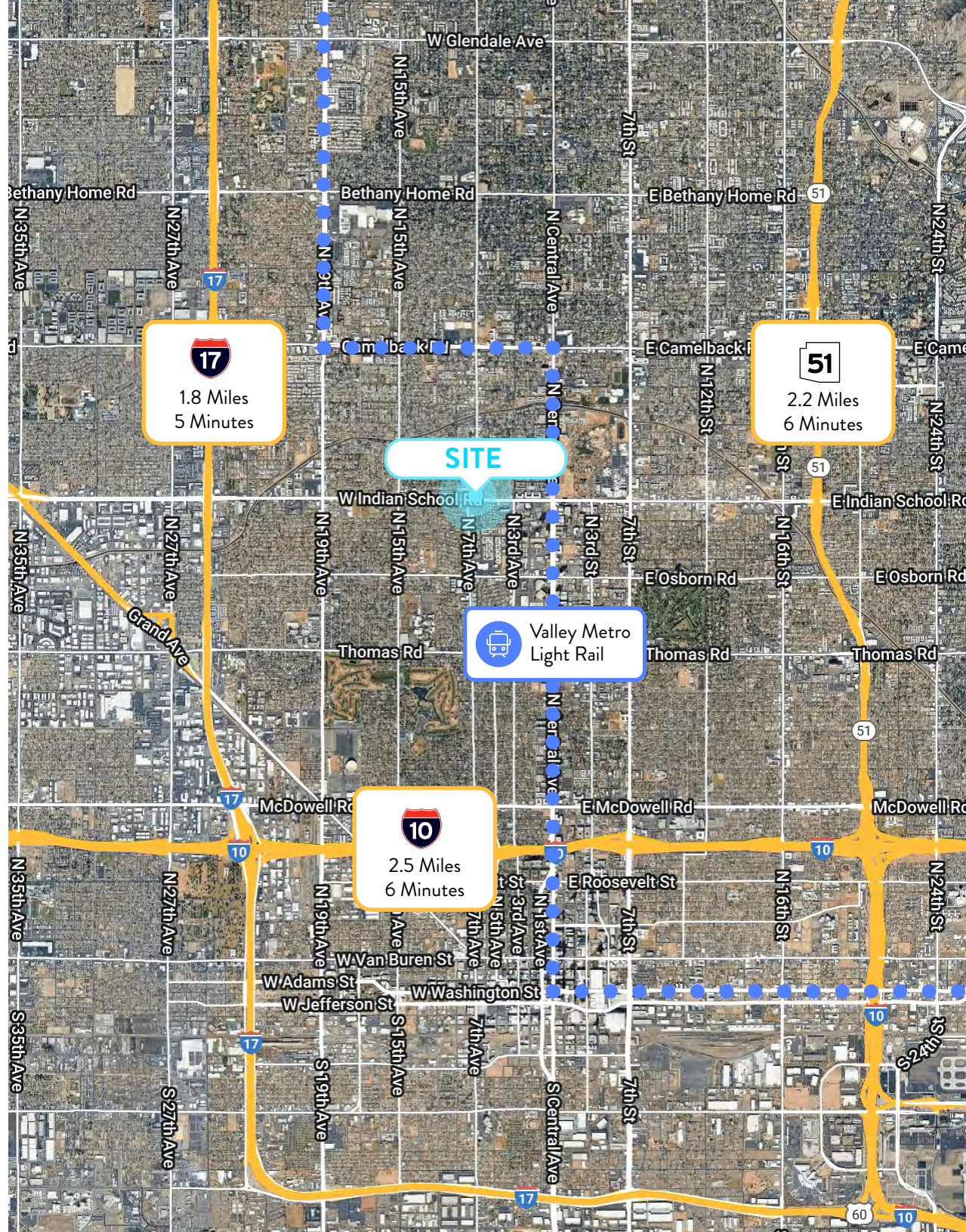
0.6 miles to Valley Metro light rail, 0.1 Miles to nearest bus stop

## 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





**QUESTION**



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  
Pizza Hut  
Popeyes  
Port of Subs

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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