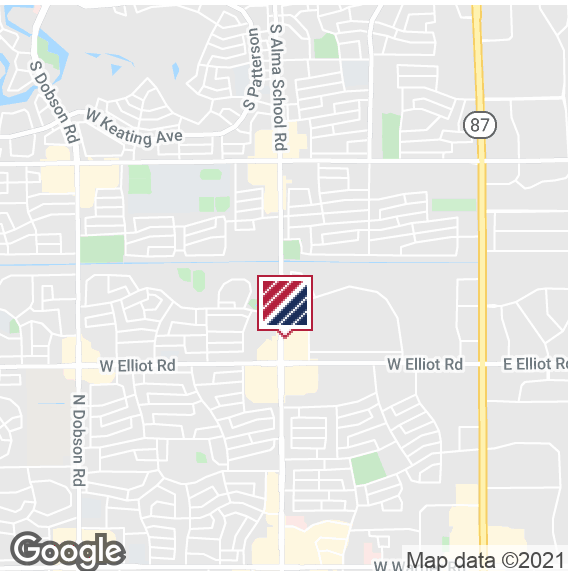




# 3025

N ALMA SCHOOL RD  
CHANDLER | AZ



## FOR SALE

RETAIL PROPERTY

### PROPERTY HIGHLIGHTS

- 2,800 SF
- Free Standing Retail Showroom
- Excellent access and visibility from Alma School Rd
- Located within a dense residential community
- Includes a ±1,000 SF covered drive-thru

FOR MORE INFORMATION PLEASE CONTACT:

**DAN CASEY**

**P: 602.575.2315 | M: 602.402.5657**

[dan.casey@daumcommercial.com](mailto:dan.casey@daumcommercial.com)

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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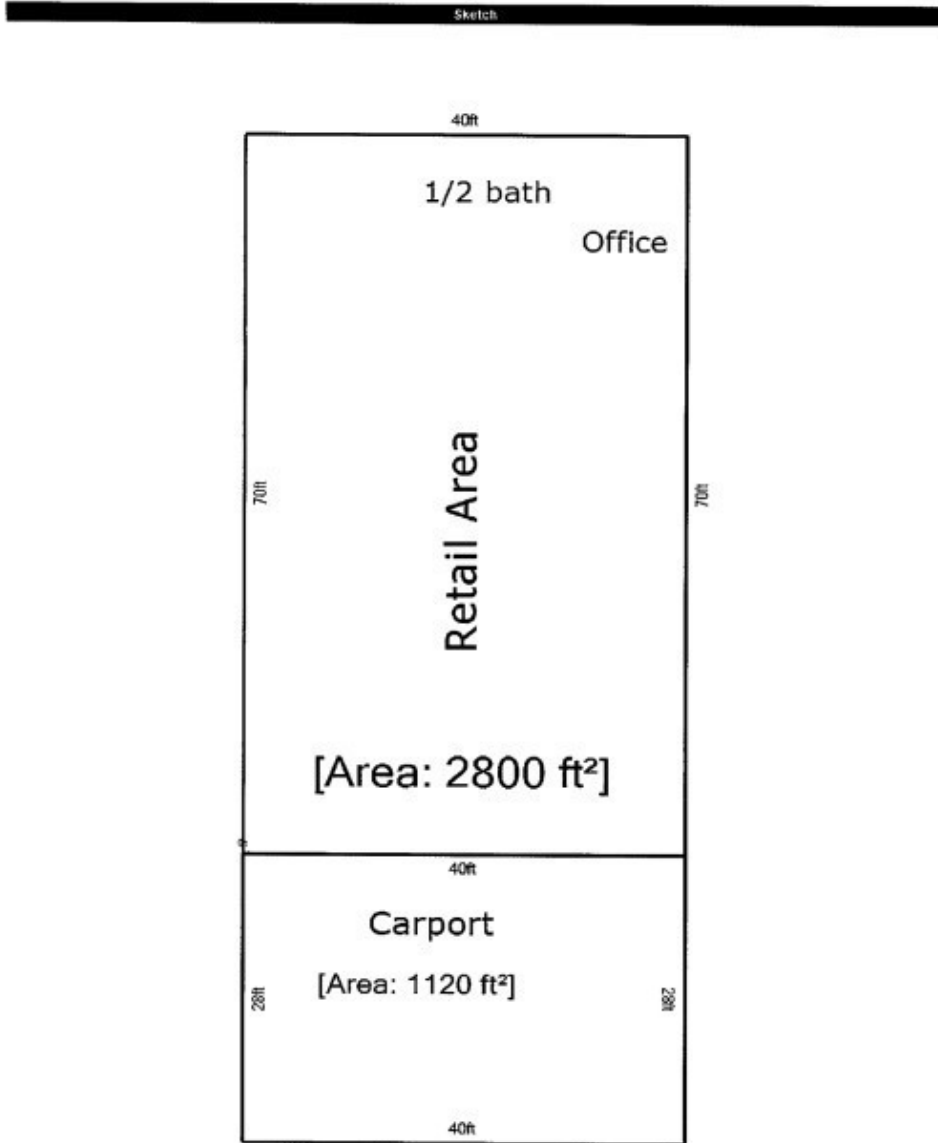
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Building Sketch



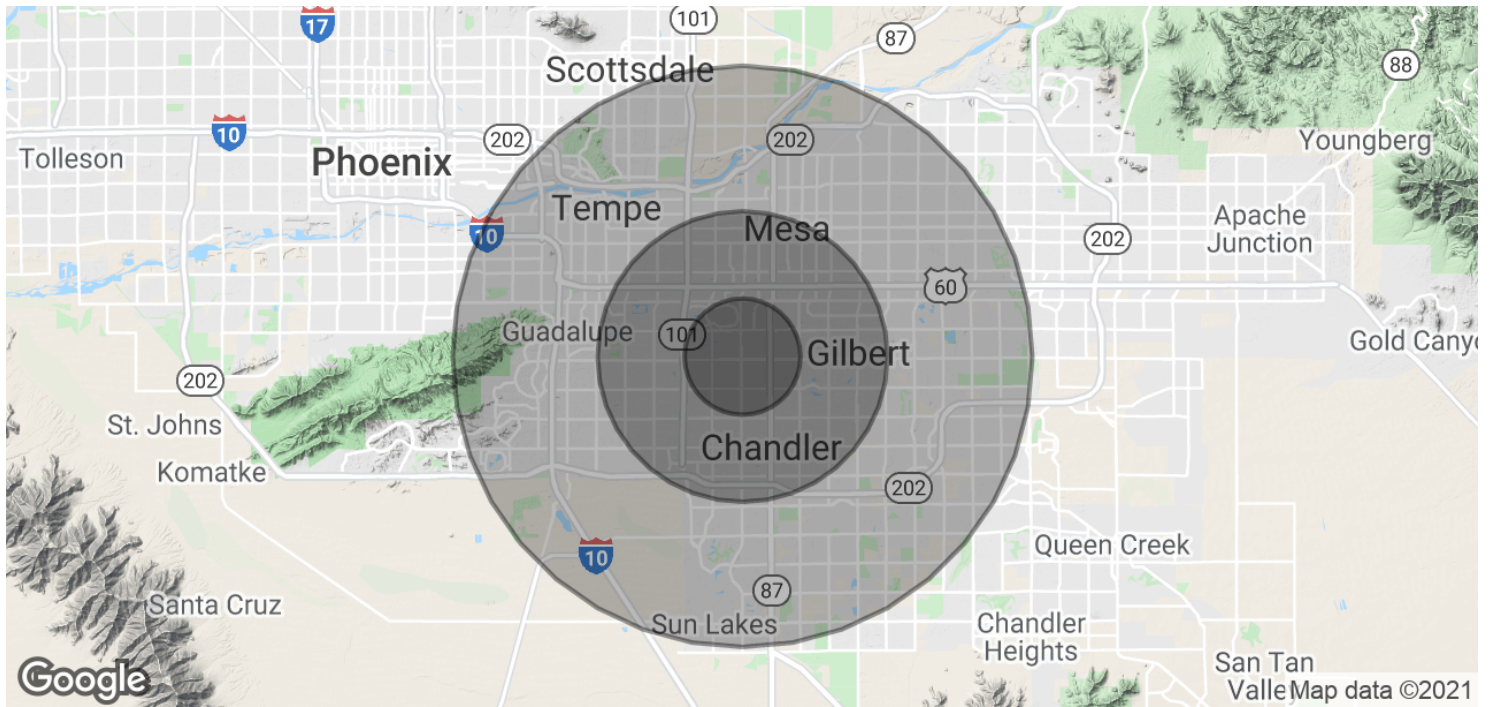
Living Area	Area Calculation				
First Floor	2800 ft²	First Floor			
New Area	1120 ft²	Δ	70ft x 40ft	0.50 =	1400 ft²
		Δ	70ft x 40ft	0.50 =	1400 ft²
		New Area			
		Δ	28ft x 40ft	0.50 =	560 ft²
		Δ	48.83ft x 28ft	0.41 =	560 ft²
<b>Total Living Area (rounded):</b>	<b>3920 ft²</b>	Δ	40ft x 40ft	0.00 =	0 ft²

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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total population	58,400	407,486	1,165,187
Median age	37.1	35.1	35.4
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	23,316	153,045	441,250
# of persons per HH	2.5	2.7	2.7
Average HH income	\$88,569	\$88,245	\$93,088

\* Demographic data derived from Costar

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
W Elliot Rd	N Comanche Dr	29,649
North Alma School Road	S Alma School Rd N	25,934
North Alma School Road	W Mission Dr NW	25,812

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