

FOR SALE RETAIL PROPERTY

PROPERTY HIGHLIGHTS

- 2,800 SF
- Free Standing Retail Showroom
- Excellent access and visibility from Alma School Rd

FOR MORE INFORMATION PLEASE CONTACT: **DAN CASEY** P: 602.575.2315 | M: 602.402.5657

dan.casey@daumcommercial.com

- Located within a dense residential community
- Includes a ±1,000 SF covered drive-thru



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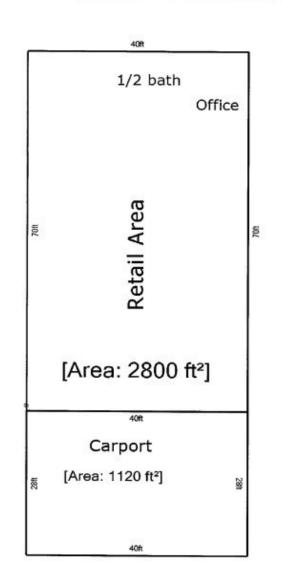






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Building Sketch



				· · · ·	10 ft
Living Area	Area Ca	alculation			
FirstFloor	2800 #º First Floor				1.00 = 2800 ft ⁻¹
New Area	1120 tt° A	70ft x	40t x	0.50 =	1400 ft ⁻
	Δ	70ft x	40ft x	0.50 =	1400 #*
	New Area		x 1.90 = 1120 ft ⁻¹		
	Δ	28ft x	40ft x	0.50 =	560 ft ^a
	Δ.	48.83ft x	20ft x	0.41 =	560 ft ²
Total Living Area (rounded):	3920 ft'∆	40ft x	40ft x	0.00 =	0.15



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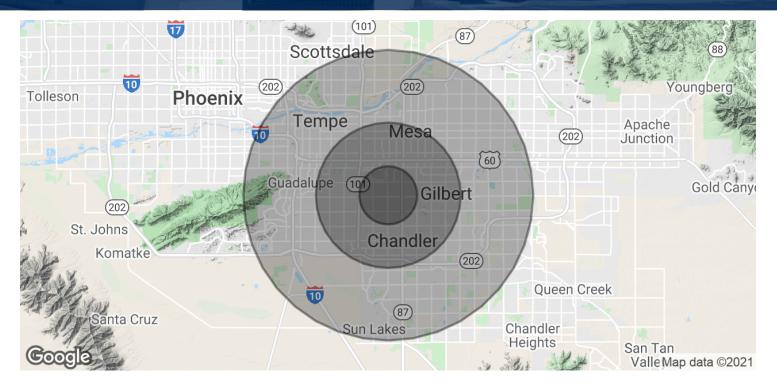


ALMA SCHOOL ROAD

This center has approximately 97,004 s.f. and approximately 455 parking spaces. Any plan or exhibit attached to this property is intended to show only the general layout of the property or part thereof. Londlord reserves the right to otler, add to or amit in whole or in part the structures and/or common areas currently existing or hereofter constructed on the property or shown on any plan. The property is subject to change or modification as may be made by the landlord in its safe discretion or required by any outhority having jurisdiction. Any and all measurements, distances or square foologie are approximate. Landlard does not covenant or represent that any occupant currently or hereofter located ot the property will remain a lenant. Landlard makes no representations, either expressed or implied as to the current or future addition or subtraction of tenants and/or occupancy of the property or any surrounding properties. 11.12.14 (14–47)



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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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