

Newly Built Freestanding Building Available For Lease

E/NEC I-10 & Ray Rd | Chandler, AZ



OFFERING SUMMARY

Available SF: 9,273 SF
 Lease Rate: Please Call for Rate
 Zoning: PAD, City of Chandler

PROPERTY HIGHLIGHTS

- **Already under construction!**
- **Monument signage available**
- Over 100,000 employees within a 5 mile radius
- Strong household incomes within 3 miles; above \$75,000
- Less than 1/2 mile east of Interstate 10
- Ray Road is heavily trafficked arterial for morning and afternoon traffic; averaging more than 40,00 vehicles per day

TRAFFIC COUNTS

N: ±191,433 VPD (NB/SB) S: ±167,958 VPD (SB/ NB)
 E: ±42,295 VPD (EB/WB) W: ±43,333 VPD (EB/WB)

ADOT 2017/2018



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	14,281	97,846	210,560
2023 Population	15,436	104,176	224,627
2018 Median HH Income	\$62,270	\$76,373	\$70,239
2018 Daytime Population	19,788	109,300	214,500
▪ Workers	14,014	67,384	123,107
▪ Residents	5,774	41,916	91,393

ESRI 2018 Estimates

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Contact

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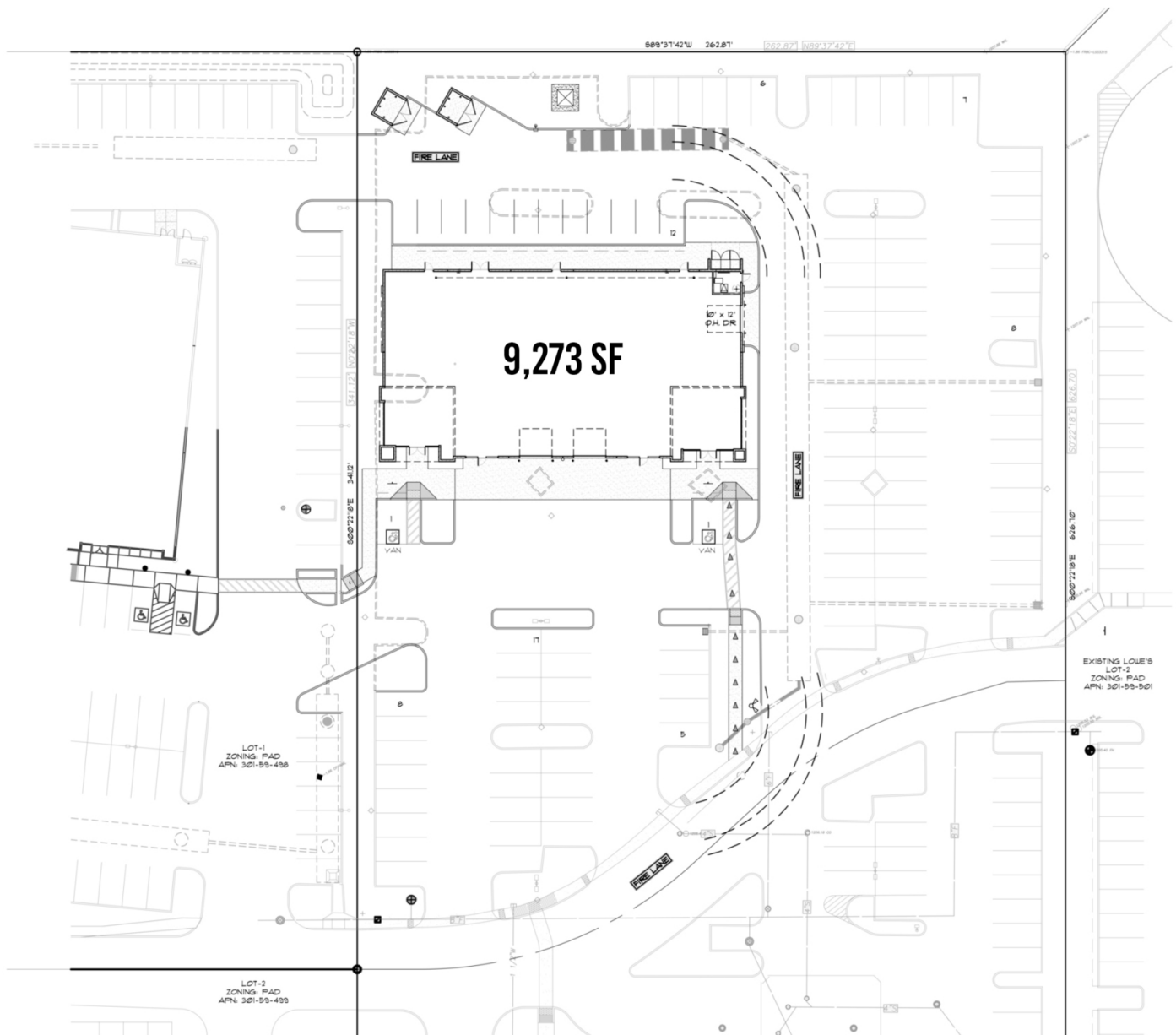
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