

PRESCHOOL FOR SALE

2506 N. DOBSON ROAD | CHANDLER, AZ 85224



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EXECUTIVE SUMMARY

This is a unique opportunity to purchase a fully functioning preschool / daycare and make it your own! Seller outgrew the facility and must relocate! Ideally situated between Elliot Road & Warner Road along Dobson Road, this campus has excellent demographics with a population exceeding 132,000 in 3-Mile Radius and high household income. Close to several schools with retail, office and restaurants within minutes, the property boasts easy access to Loop 101 via Elliot and Warner Roads.



PROPERTY OVERVIEW

Asking Price \$599,000 (\$213.00/SF)

Total Building Size ±2,811 SF

Lot Size ±0.43 Acres (±18,740 SF)

Zoning: PAD, City of Chandler

Parcel Number 302-79-038C

Year Built: 1966

Cross Streets: N Dobson Rd & W Mesquite St

PROPERTY HIGHLIGHTS

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- Build Out Includes: Reception, Office, 6 Learning Rooms, Full Kitchen, 3 Restrooms (5 Toilets)
- Fully Fenced Shaded Playground, Fenced Courtyard for Garden or Play Area
- Fully Functioning Preschool with Tenant Leaving End of Year
- Fenced Storage Area with Shed
- Excellent Dobson Rd Frontage Location with Easy Ingress/Egress
- Paved Asphalt Parking with 8 Stalls Including Two Designated Handicapped
- Building and Monument Signage Available
- Access to Loop 101 within Minutes via Elliot and Warner Rds

PLEASE DO NOT DISTURB TENANT



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2020	14,529	132,028	379,596
2025	15,237	139,443	404,780



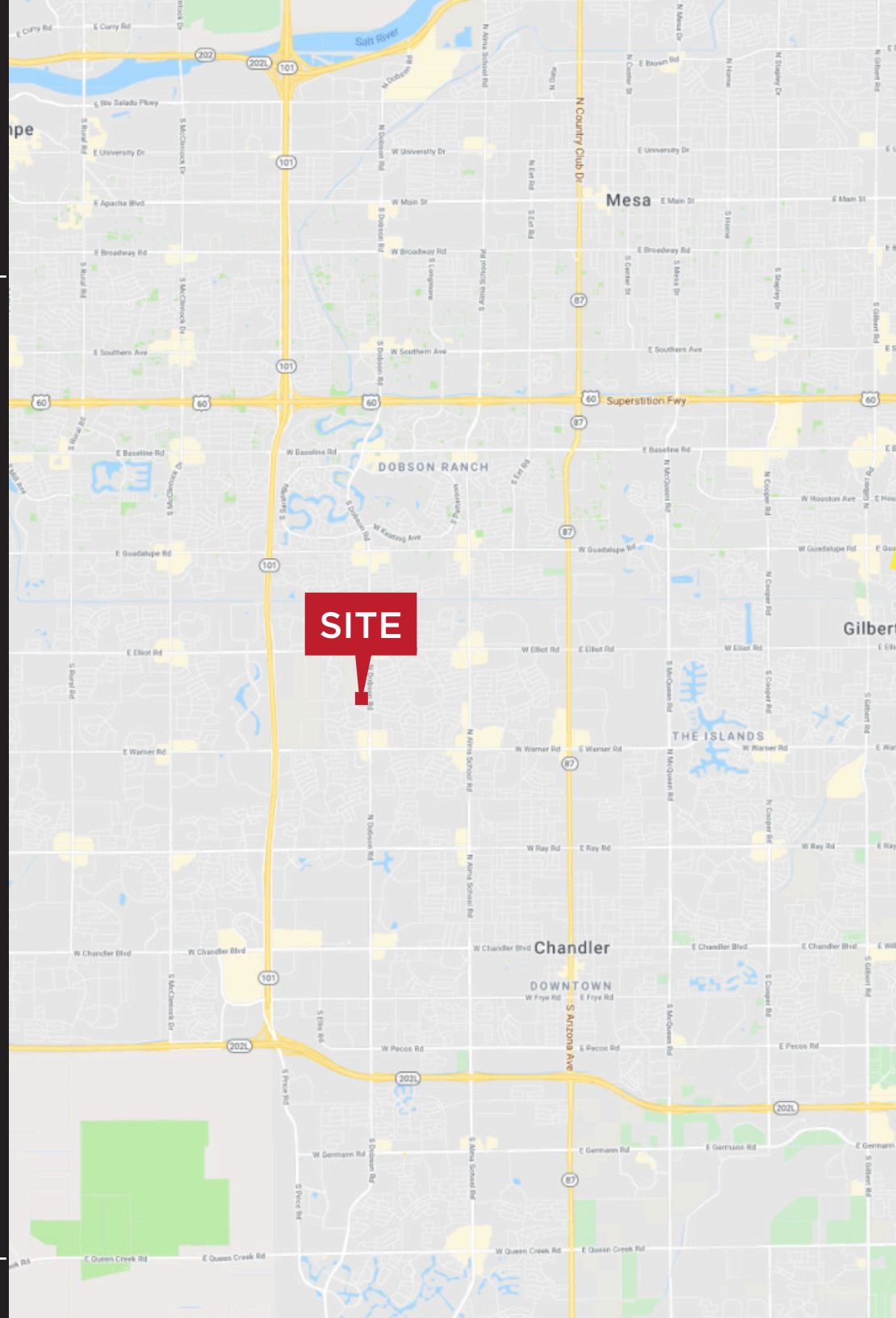
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020	5,778	52,206	146,308
HH Growth 2020-2025:	1.0%	1.1%	1.3%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$90,703	\$94,503	\$89,047





W. ELLIOT RD

LOOP
101

SITE



N. DOBSON ROAD

W. WARNER RD

Logos for ESPORTA FITNESS, STARBUCKS COFFEE, One iSTOP Nutrition, and JACK IN THE BOX.

Logos for CVS pharmacy, snowtime, URBANH, and BOBA.

CONTACT

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