

Indian School & 24th St ±2,450 SF Freestanding Retail Building



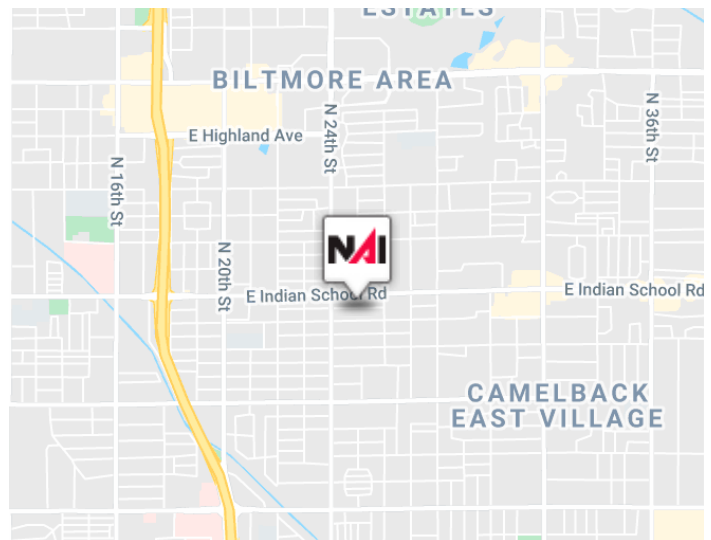
All new exterior improvements, including new roofing, modern paint color, asphalt, new stairs, and concrete patio!

2501 E Indian School Rd

Phoenix, Arizona 85016

Property Features

- Two-story freestanding building on Indian School Rd in Arcadia Lite neighborhood
- ±600 - 1,730 SF available for lease
- Huge monument signage
- All new exterior improvements, including new roofing, modern paint color, asphalt, new stairs, and concrete patio
- 5.3/1,000 SF parking ratio
- Roll-up door on first floor
- Indian School Rd frontage
- Excellent location with close proximity to SR-51 and Loop 202



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	37.9	36.9	37.3
Population:	24,562	177,938	357,373
Average HH Income	\$75,979	\$79,318	\$80,395
Daytime Emp. Pop.	17,304	144,846	305,636

Traffic Counts

	VPD
E Indian School Rd:	45,612
N 24th St:	24,640

**For Lease: \$18.00-\$22.00/SF
(Modified Gross)**

Matt Harper, CCIM

602 393 6604

matt.harper@naihorizon.com

Property **Photos**

For Lease

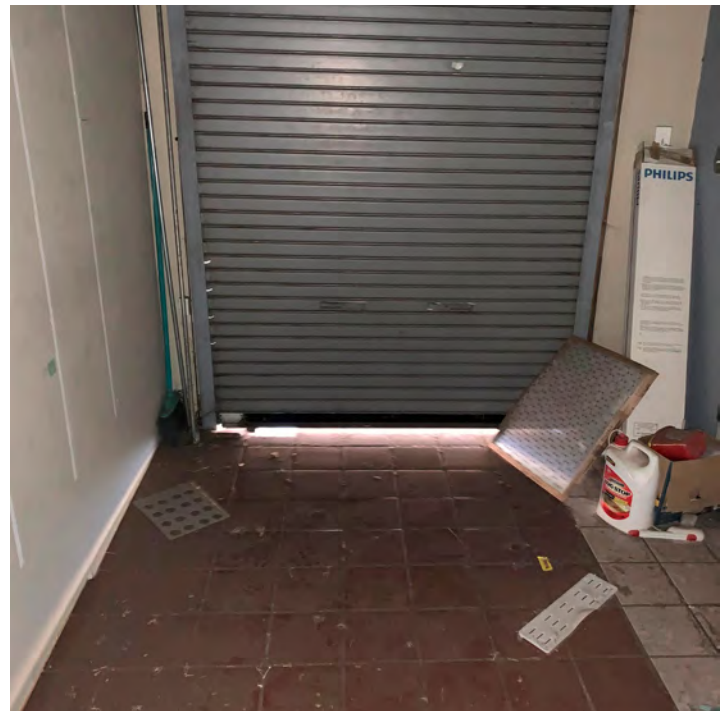
Indian School & 24th St
±2,450 SF Freestanding Retail Building



Freestanding Retail Building



Monument Signage



Roll-Up Door

Property **Photos**

For Lease

Indian School & 24th St
±2,450 SF Freestanding Retail Building



Lower Floor



Lower Floor



Lower Floor

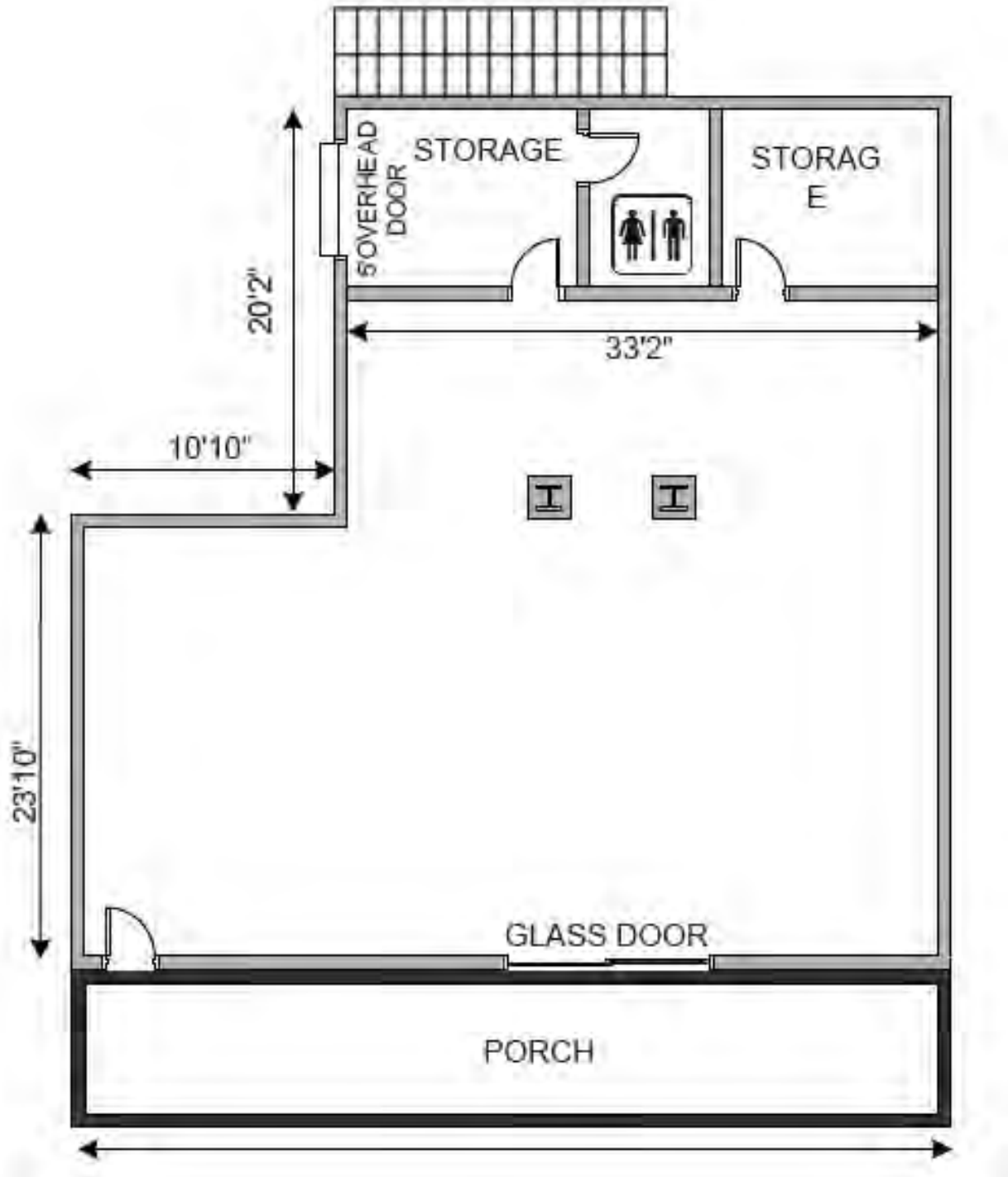


Lower Floor

For Lease

Lower Floor

Indian School & 24th St
±2,450 SF Freestanding Retail Building

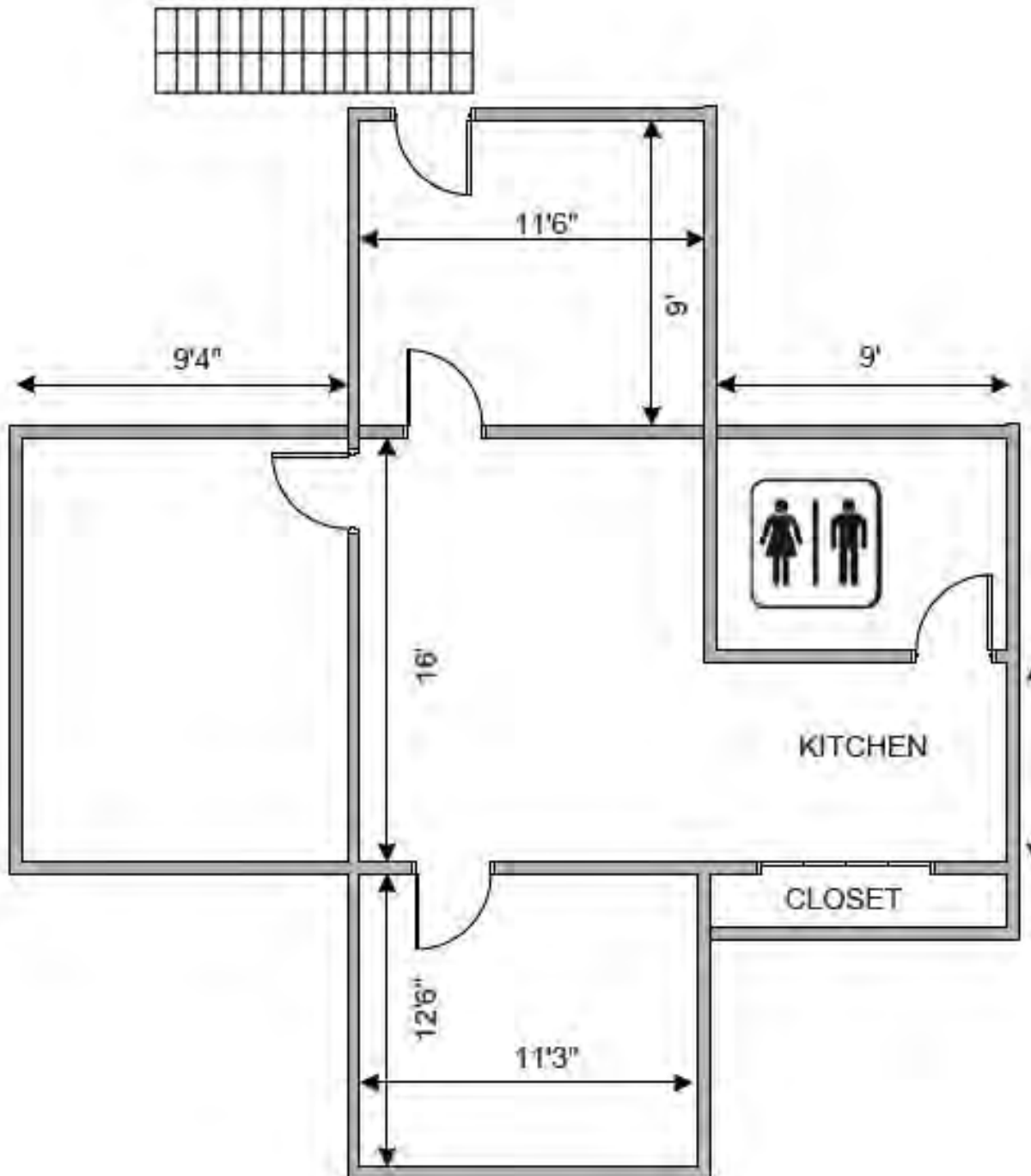


±600 - 1,730 SF Available | \$22.00/SF, MG

Upper Floor

For Lease

Indian School & 24th St
±2,450 SF Freestanding Retail Building



±720 SF Available | \$18.00/SF, MG

For Lease

Property **Aerial**

Indian School & 24th St
±2,450 SF Freestanding Retail Building

