

FOR LEASE

NWC Riggs Rd & Dobson Rd

9542 East Riggs Rd | Sun Lakes, Arizona 85248



Overview

AVAILABLE +/- 3,300 SF (29,940 SF Parcel)



Demographics

	1 MILE	3 MILES	5 MILES
Population	8,793	39,308	97,275
Total Households	5,286	17,473	37,572
Average HH Income	\$67,125	\$109,558	\$113,659
Daytime Population	8,736	34,431	75,948

Year: 2018 | Source: Esri

Traffic Counts

Riggs Road	26,442 VPD
Dobson Road	4,656 VPD

Year: 2020 | Source: MPSI

Description

- 3,300 SF freestanding restaurant w. drive thru (Do Not Disturb Tenant)
- Freestanding former fast food building with drive-thru
- Located adjacent to Chase Bank and CVS
- Riggs Road is the major commuter route between I-10 and the high growth neighborhoods in south Chandler and Gilbert
- Businesses at the intersection include:

Contact

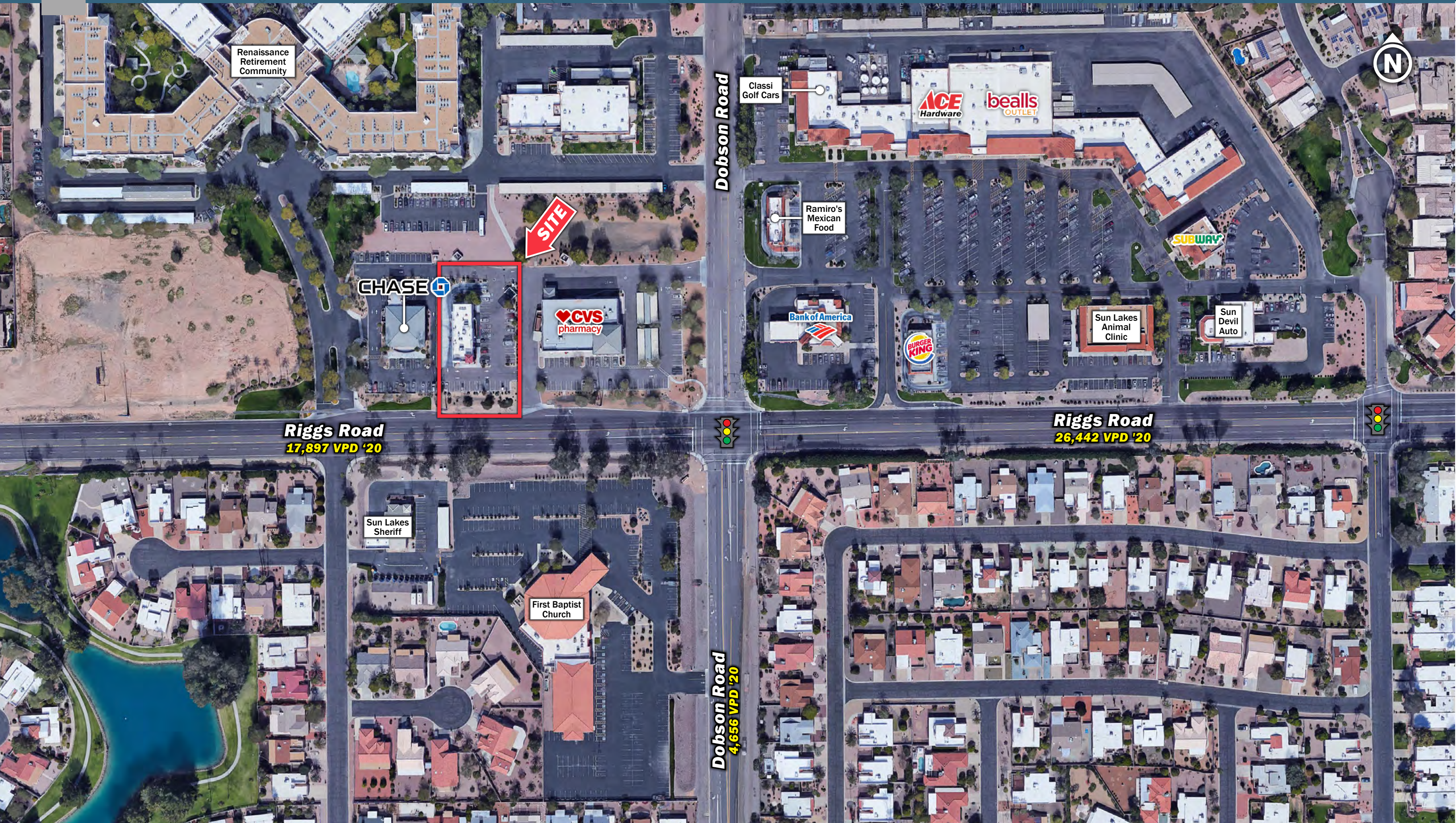
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Renaissance Retirement Community

CHASE

SITE

CVS pharmacy

Dobson Road

Classi Golf Cars

ACE Hardware

bealls OUTLET

Ramiro's Mexican Food

SUBWAY

Bank of America

BURGER KING

Sun Lakes Animal Clinic

Sun Devil Auto

Riggs Road
17,897 VPD '20

Riggs Road
26,442 VPD '20

Sun Lakes Sheriff

First Baptist Church

Dobson Road
4,656 VPD '20





SITE

20,581 VPD '15

21,761 VPD '15

3,170 VPD '15

