

FOR SALE

W/NWC Germann Rd. & McQueen Rd.

800 East Germann Road | Chandler, AZ 85286



Overview

AVAILABLE	+/- 8.70 Acres
PRICE	Call for Details

Demographics

	1 MILE	3 MILE	5 MILE
2017 Est Population	3,254	114,521	275,283
2022 Est Population	3,455	126,450	301,781
Average HH Income	\$89,872	\$99,793	\$97,369
2017 Daytime Population	3,124	92,167	234,683

Year: 2017 | Source: Esri

Traffic Counts

Germann Road	14,900 VPD
McQueen Road	23,760 VPD

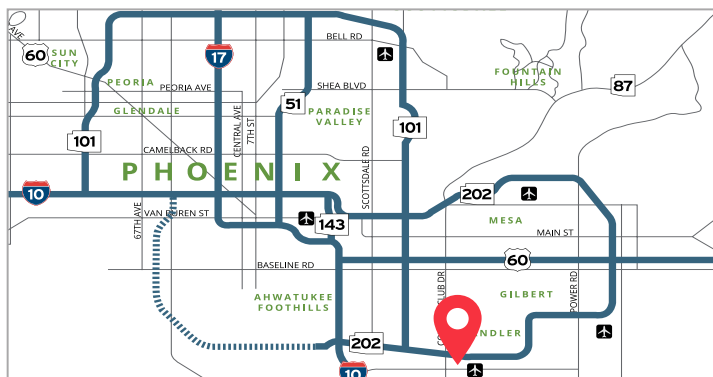
Year: 2015 | Source: MPSI

Contact

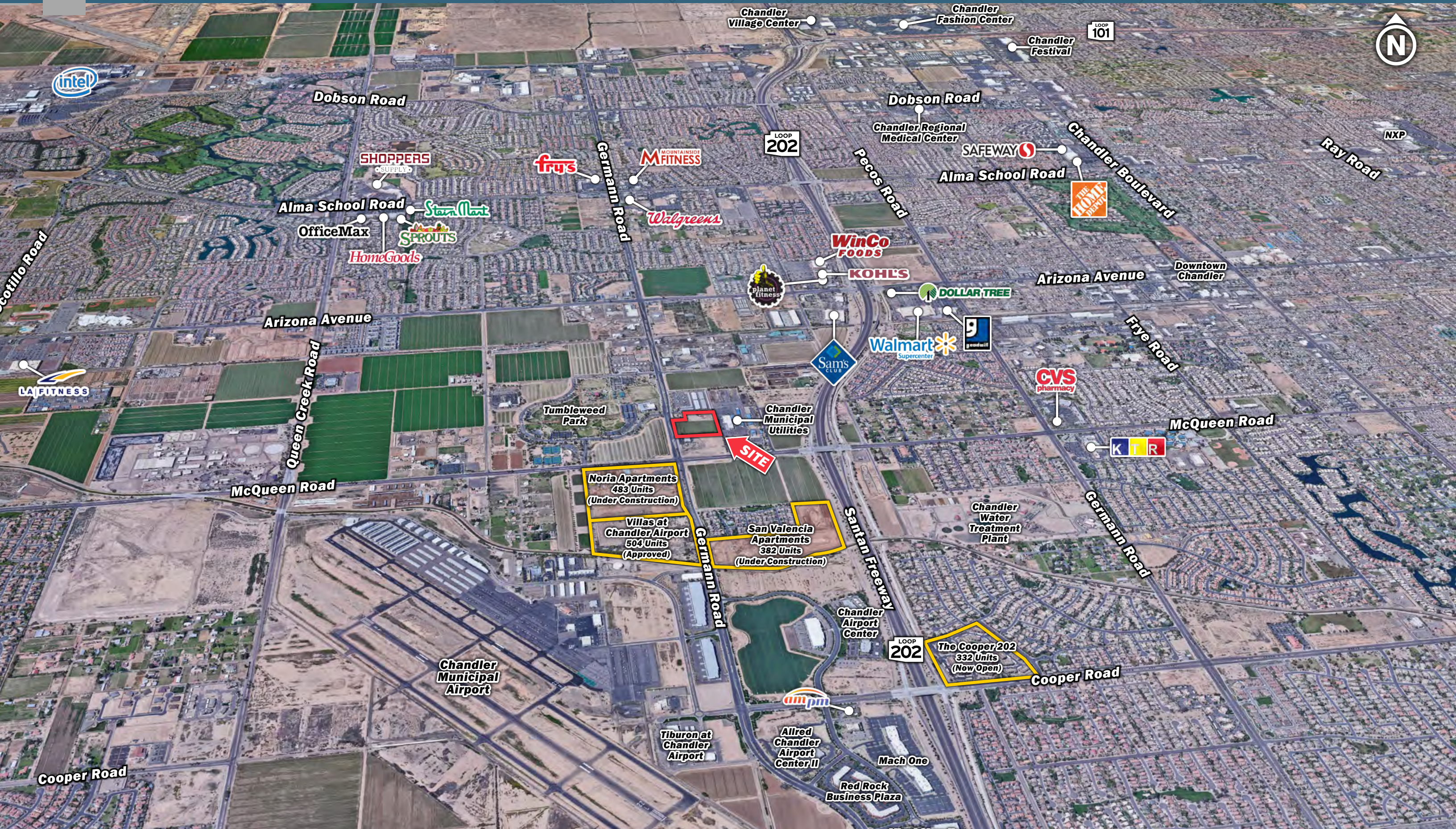
SEAN LIEB
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Description

- Easily accessible parcel, located just .5 mile south of the Loop 202 Freeway
- Less than 1 mile from the Chandler Municipal Airport
- High projected population growth of 8.7% within 1 mile of site
- New multiple apartment developments planned with 1,701 units combined
- Walking distance from a new 483 Multi-Family development; Fall 2018
- Growing Daytime Population of more than 465,000 people within a 15 minute drive
- Great site for Self-Storage, Industrial, Office, or Auto development







NXP

