

FOR SALE / FOR LEASE

# NEC Indian School Road & 44th Place

4440 East Indian School Road | Phoenix, AZ 85018



## Overview

AVAILABLE	0.4 - 0.6 Acre
PURCHASE PRICE	Call for Details

## Demographics

	1 MILE	3 MILE	5 MILE
2017 Est Population	17,722	217,764	499,752
2022 Est Population	18,560	233,092	537,191
Average HH Income	\$45,542	\$41,193	\$47,728
2017 Daytime Population	26,032	215,510	539,511

Year: 2017 | Source: Esri

## Traffic Counts

Indian School Road	30,151 VPD
44th Street	45,166 VPD

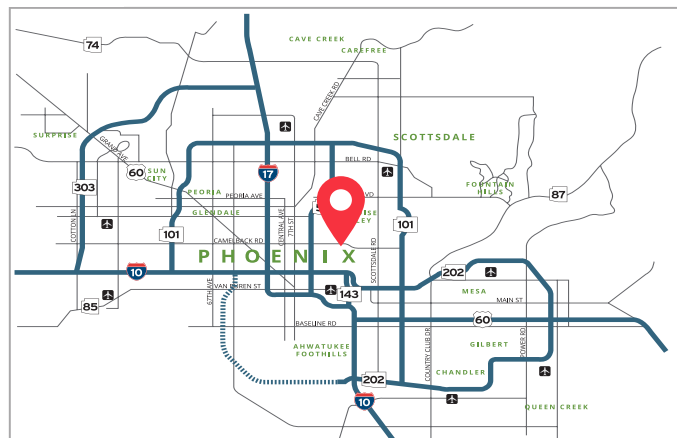
Year: 2015 | Source: MPSI

## Contact

**SEAN LIEB**  
602.682.6010 | sean.lieb@srsre.com

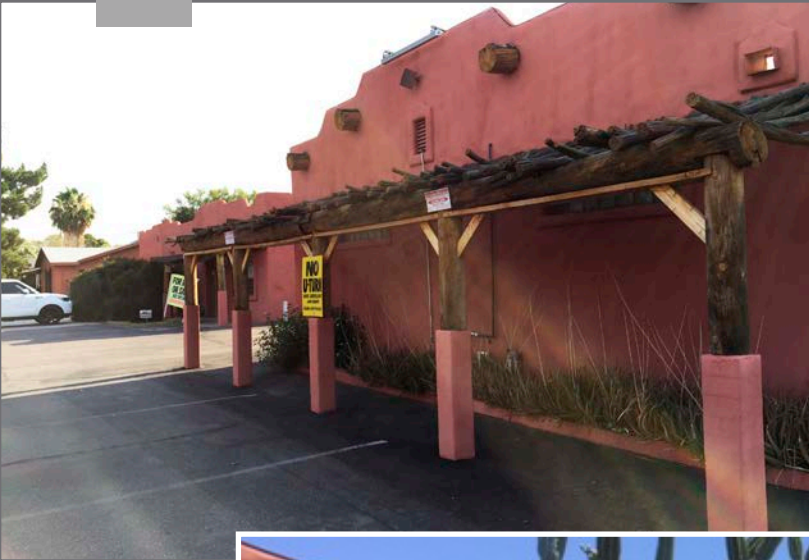
## Description

- Rare Indian School Road frontage for sale in growing Phoenix neighborhood of Arcadia
- Front parcel facing Indian School Road: R-5 Zoning - Phoenix
- Rear 2 parcels along 44th Place: R1-6 Zoning - Phoenix
- Dedicated signage facing high traffic street
- Walking distance to local and national restaurant and retail including Doughbird, Smashburger, Sushi Brokers, Einstein Bros. Bagels, Chick-fil-A, Zoës Kitchen, Walgreens, Chevron, and My Sister's Attic.



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