

MEDICAL OFFICE FOR LEASE

3102-3104 East Indian School Road - Phoenix, Arizona 85016



Highly Visible Location on Indian School Road



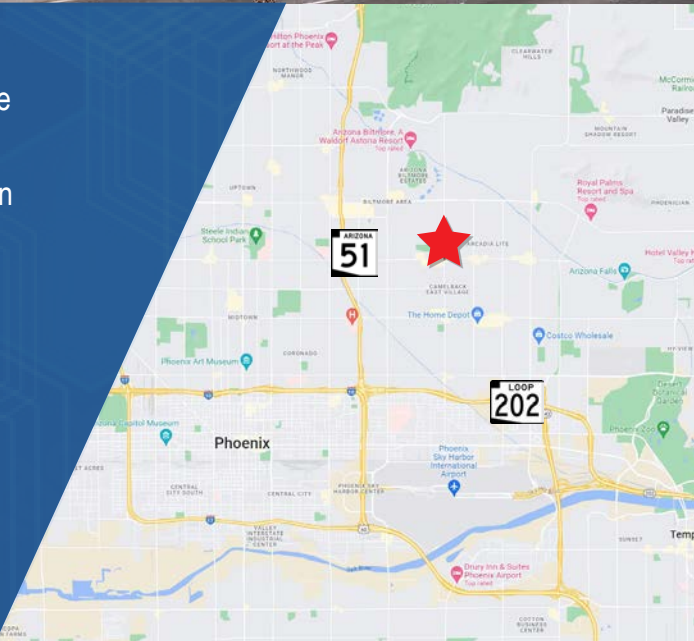
- Last Space Available In Arcadia/Biltmore Medical Office
- Refreshed Space w/ Options for Final Build-out
- Excellent Monument & Building Signage on Busy Indian School / 32nd St Intersection
- Easy Access to SR-51, I-10, Loop 202, and Retail & Restaurant Amenities

J.T. Taylor

Direct Phone: (480) 868-2671

Mobile Phone: (480) 225-6484

jt.taylor@orionprop.com



Availability: ± 1,390 SF (Suite 120)

Lease Rate: \$21.50 NNN

Zoning: C-2

Parking Ratio: 4.2/1,000

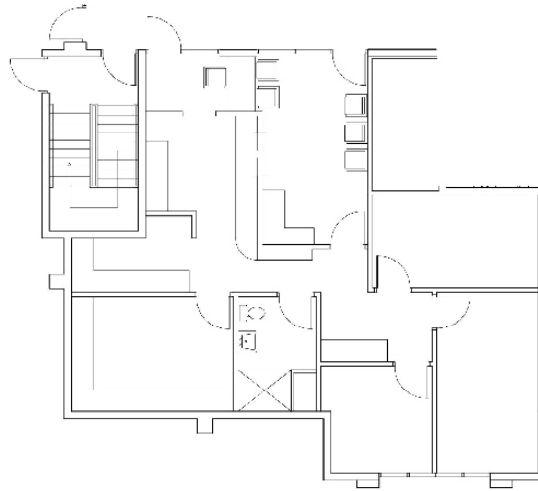
Traffic Counts: Indian School Rd: 42,820 VPD
32nd St: 24,200 VPD

The HERITAGE MEDICAL PLAZA

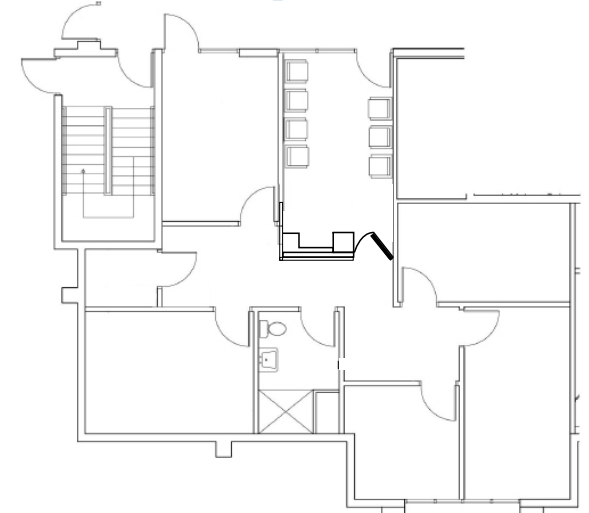
Spec Suite Options Available

- 1,390 SF
- Reception/ Lobby
- 4 Exams/ Offices
- Breakroom
- Bathroom
- **Millwork Plumbing available

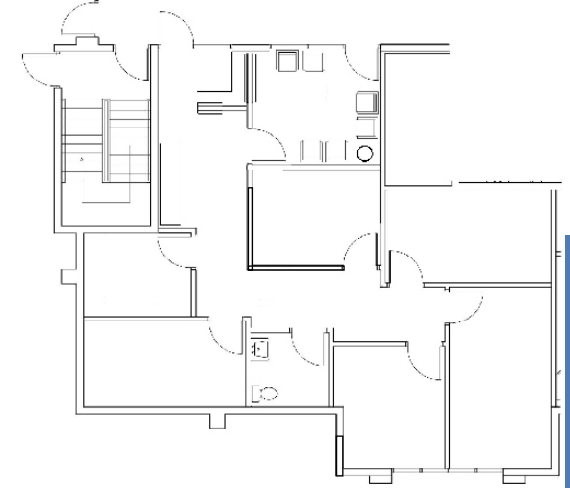
Current Buildout



Concept Plan 1



Concept Plan 2



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Vibrant Office Space in Prestigious Location

PROPERTY PHOTOS

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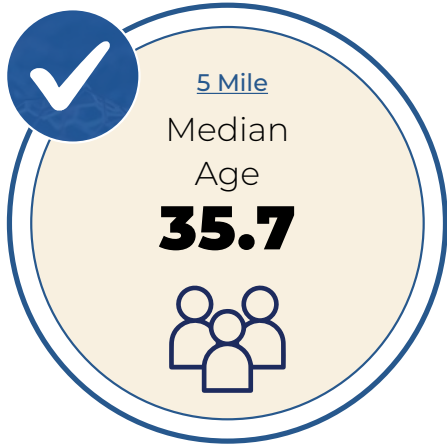
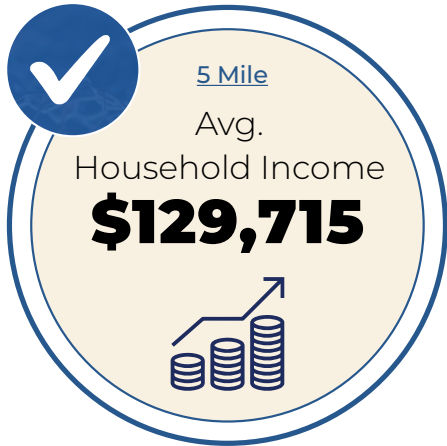
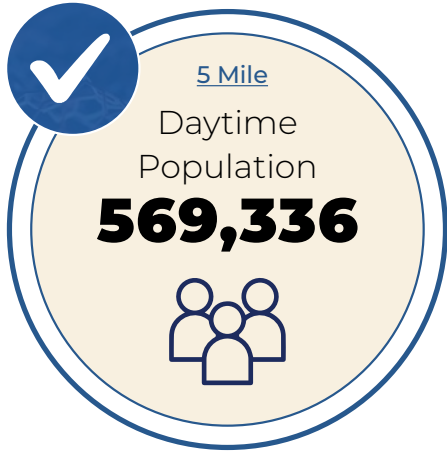


EXTERIOR PHOTOS

3102-3104 East Indian School Road - Phoenix, Arizona 85016



DEMOGRAPHICS



| 2023 SUMMARY (SitesUSA) | 1 Mile | 3 Mile | 5 Mile |
|---|-----------|------------|------------|
| Daytime Population: | 32,644 | 258,262 | 569,336 |
| Residential Population: | 21,922 | 160,930 | 313,267 |
| 2028 Proj. Residential Population: | 22,853 | 170,384 | 339,527 |
| Average Household Income: | \$129,715 | \$126,676 | \$126,049 |
| Annual Consumer Health Care Expenditures: | \$73.76 M | \$467.15 M | \$969.45 M |
| Median Age: | 38.3 | 35.7 | 36.9 |
| Average Household Size: | 2.0 | 2.3 | 2.1 |
| Housing Units: | 11,665 | 74,312 | 156,609 |
| Total Households: | 10,656 | 68,272 | 142,899 |
| Total Employees: | 10,722 | 97,332 | 256,069 |

