

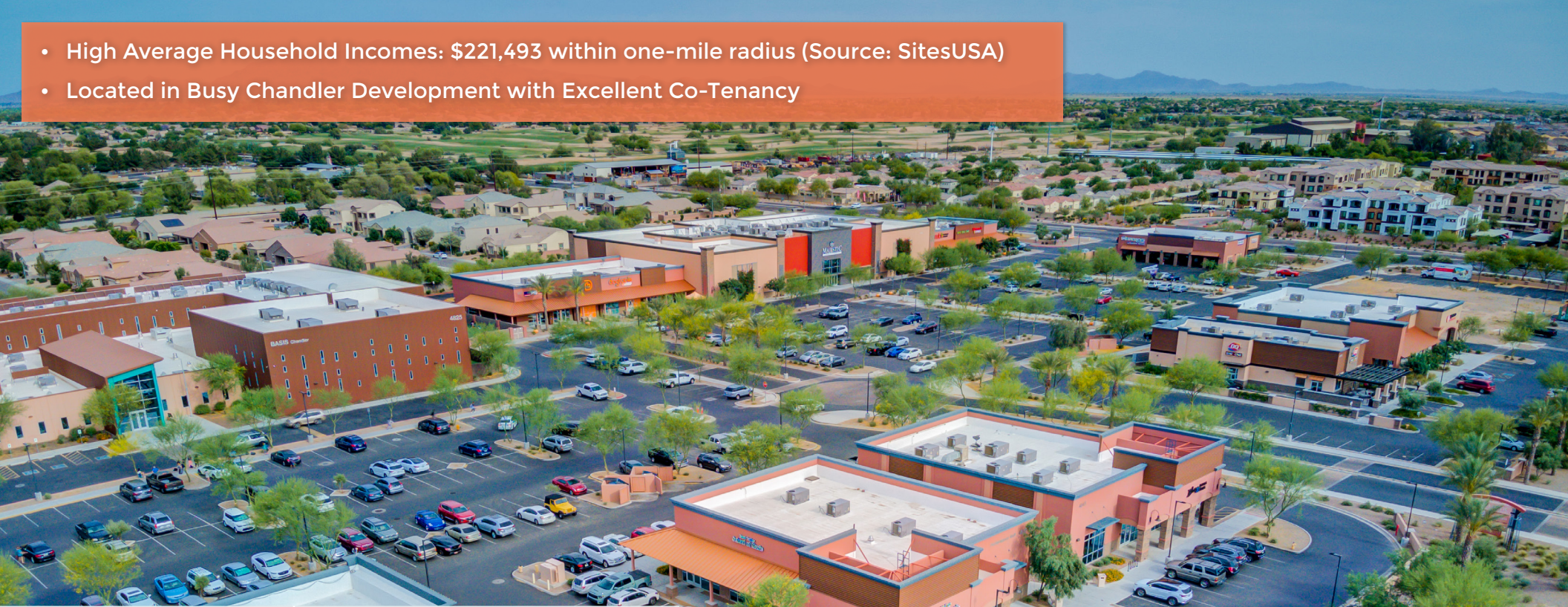
CHANDLER CROSSINGS



NEW CONSTRUCTION HARD CORNER SPACE

NEC Arizona Avenue and
Chandler Heights Road
Chandler, Arizona 85249

- High Average Household Incomes: \$221,493 within one-mile radius (Source: SitesUSA)
- Located in Busy Chandler Development with Excellent Co-Tenancy



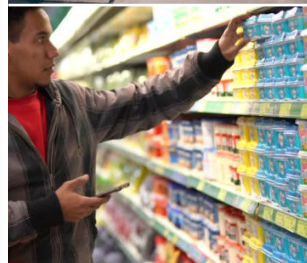
Lease Rate:	Call for Pricing
Availability:	± 2,000 SF
Year Built:	2024
Zoning:	PAD
Parking:	585 Spaces
Traffic Count:	35,888 VPD (Intersection)



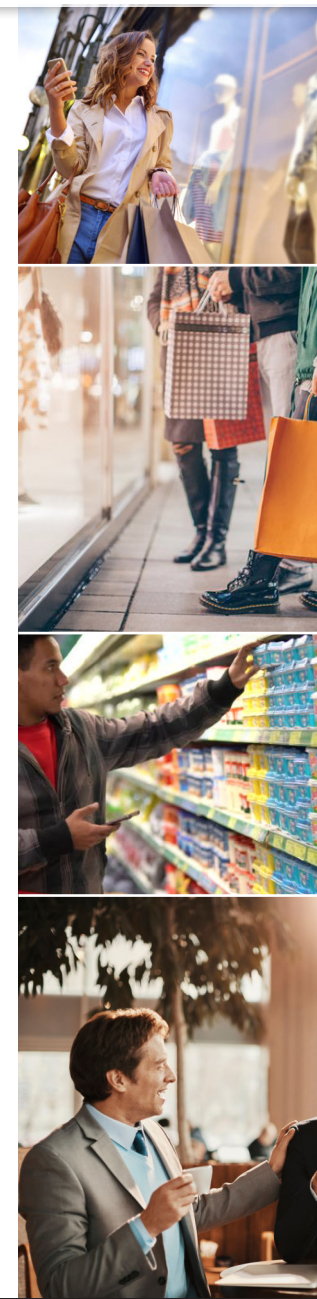
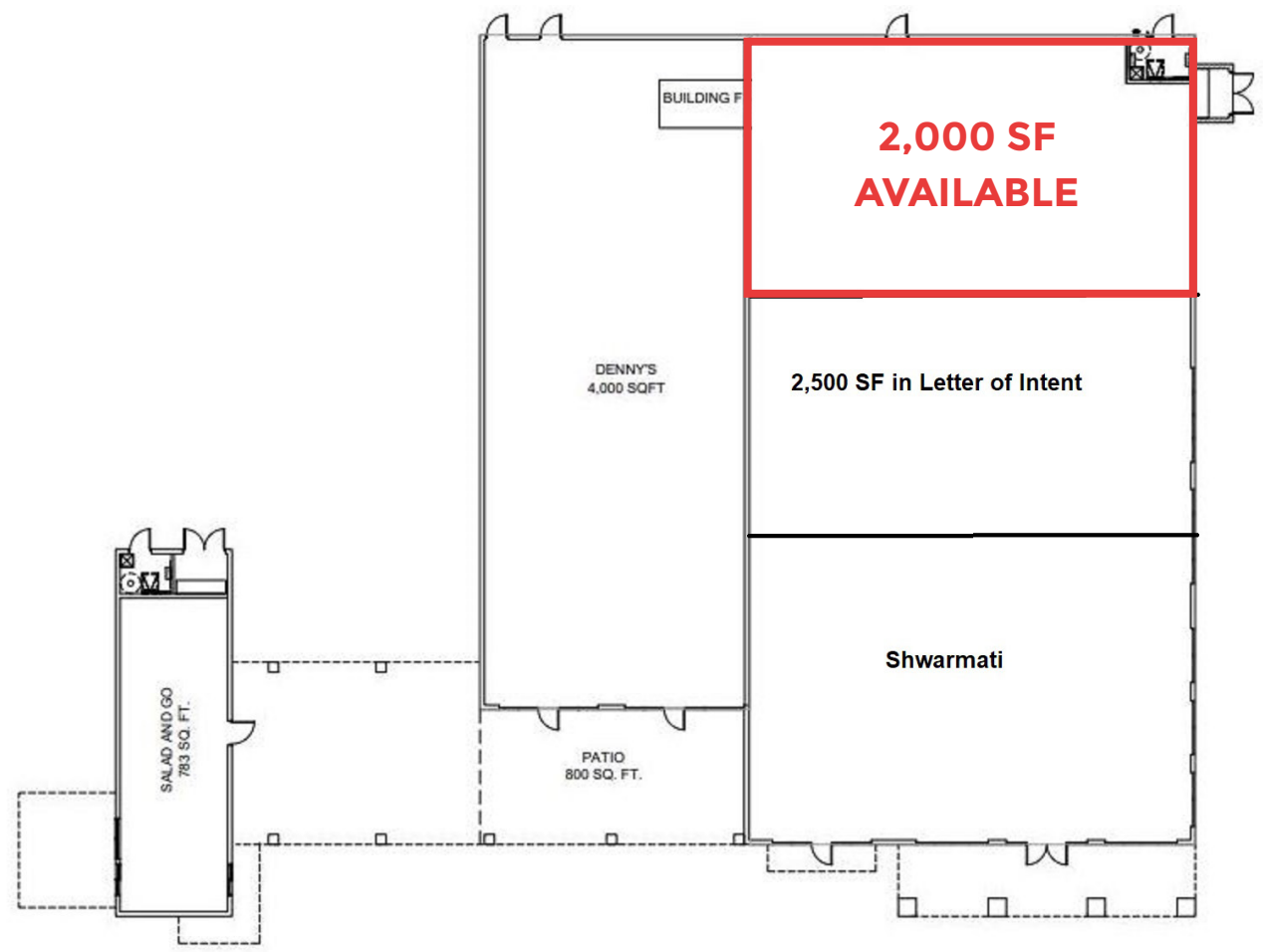
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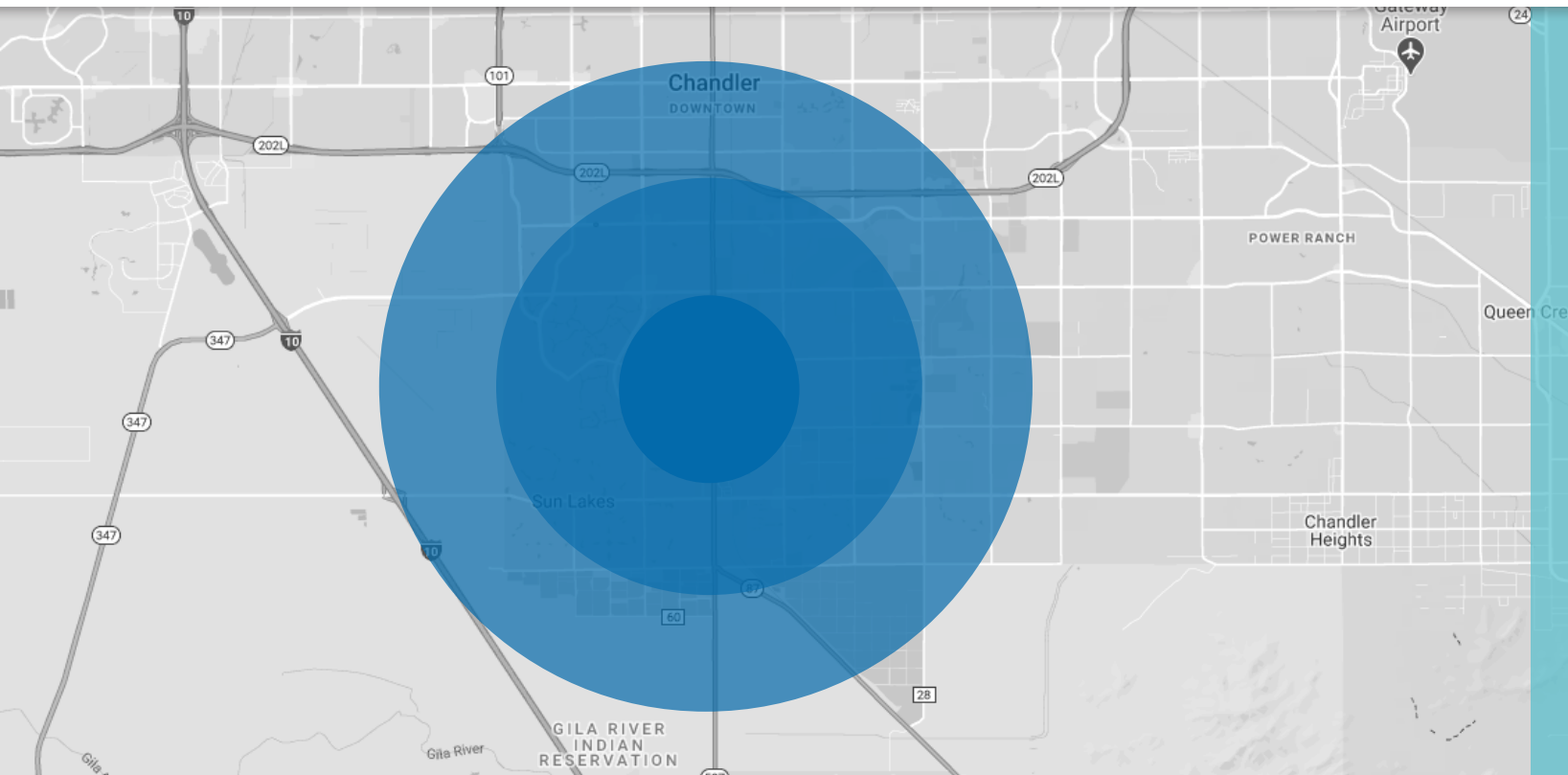
Mary Nollenberger
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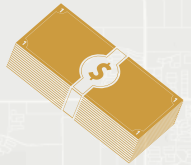
CHANDLER CROSSINGS

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NEC Arizona Avenue and
Chandler Heights Road
Chandler, Arizona 85249



212,346
DAYTIME POPULATION
FIVE MILE



\$221,493
HOUSEHOLD INCOME
ONE MILE



41.2
AVERAGE AGE
FIVE MILE

2024 SUMMARY (SOURCE: SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION:	12,235	96,931	212,346
POPULATION:	9,681	80,867	169,854
AVERAGE HOUSEHOLD INCOME:	\$221,493	\$176,573	\$168,641
AVERAGE HOUSEHOLD SIZE:	2.7	2.5	2.6
MEDIAN AGE:	41.8	45.8	41.2

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