

FOR SALE SWC Chandler Blvd and McQueen Rd Chandler, AZ 85225



PROPERTY HIGHLIGHTS

Land PAD located at the SWC Chandler Blvd and McQueen Rd. Situated between two retail buildings. Location is just down the street from Downtown Chandler and Chandler High School. Perfect location for a new retail development.

BUILDING SF	-	SIGNAGE TYPE	-
LAND SF	20,003	1-MILE (POP.)	21,018
YEAR BUILT	-	3-MILE (POP.)	133,531
PARKING	-	MED. INCOME	\$83,556
TRAFFIC COUNTS	±34,918VPD	SPACE USE	Retail



JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com

CHRIS HOLLENBECK Executive Managing Director +1 602-224-4475

chris.hollenbeck@cushwake.com

SHANE CARTER Senior Associate +1 602 224 4442 shane.carter@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR SALE SWC Chandler Blvd and McQueen Rd Chandler, AZ 85225

LEGAL INFORMATION

TAX PARCEL ID	303-03-003N
2022 RE TAXES	1,944.62
ZONING	C-3





RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com

CHRIS HOLLENBECK Executive Managing Director +1 602-224-4475

chris.hollenbeck@cushwake.com

SHANE CARTER Senior Associate +1 602 224 4442 shane.carter@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.