

FOR SALE

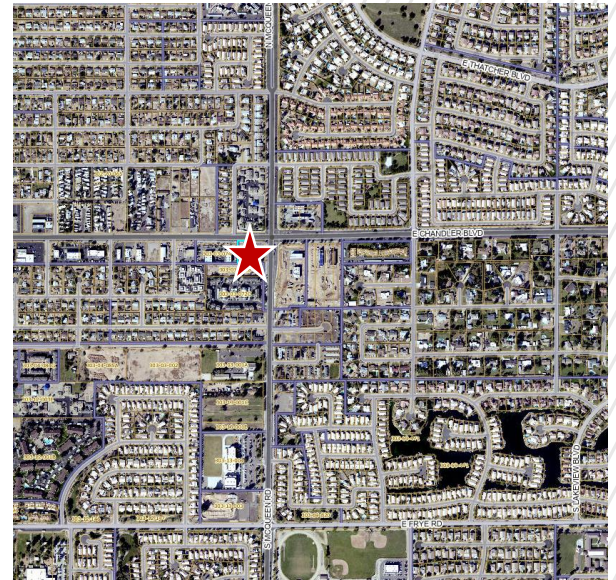
**SWC Chandler Blvd and McQueen Rd
Chandler, AZ 85225**



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



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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:

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