



# HARD CORNER FREESTANDING BUILDING

SWC 27th Ave. & Indian School  
2701 W. Indian School Rd., Phoenix, AZ

## FOR LEASE

1,758 SF Building on  
19,776 SF of Land

65,000 CPD at the  
Intersection

1 Block East of I-17  
(222,366 CDP)

192,445+ Residents in a  
3 Mile Radius

Pylon Sign

\$32/SF NNN  
Tenant Self Maintains and  
Self-Insures. Taxes Estimated  
at \$10,500/Year

All Tanks and Pumps Have  
Been Removed with NFA  
Letter from Azdeq

Tenant May Remove the  
Canopy if Desired



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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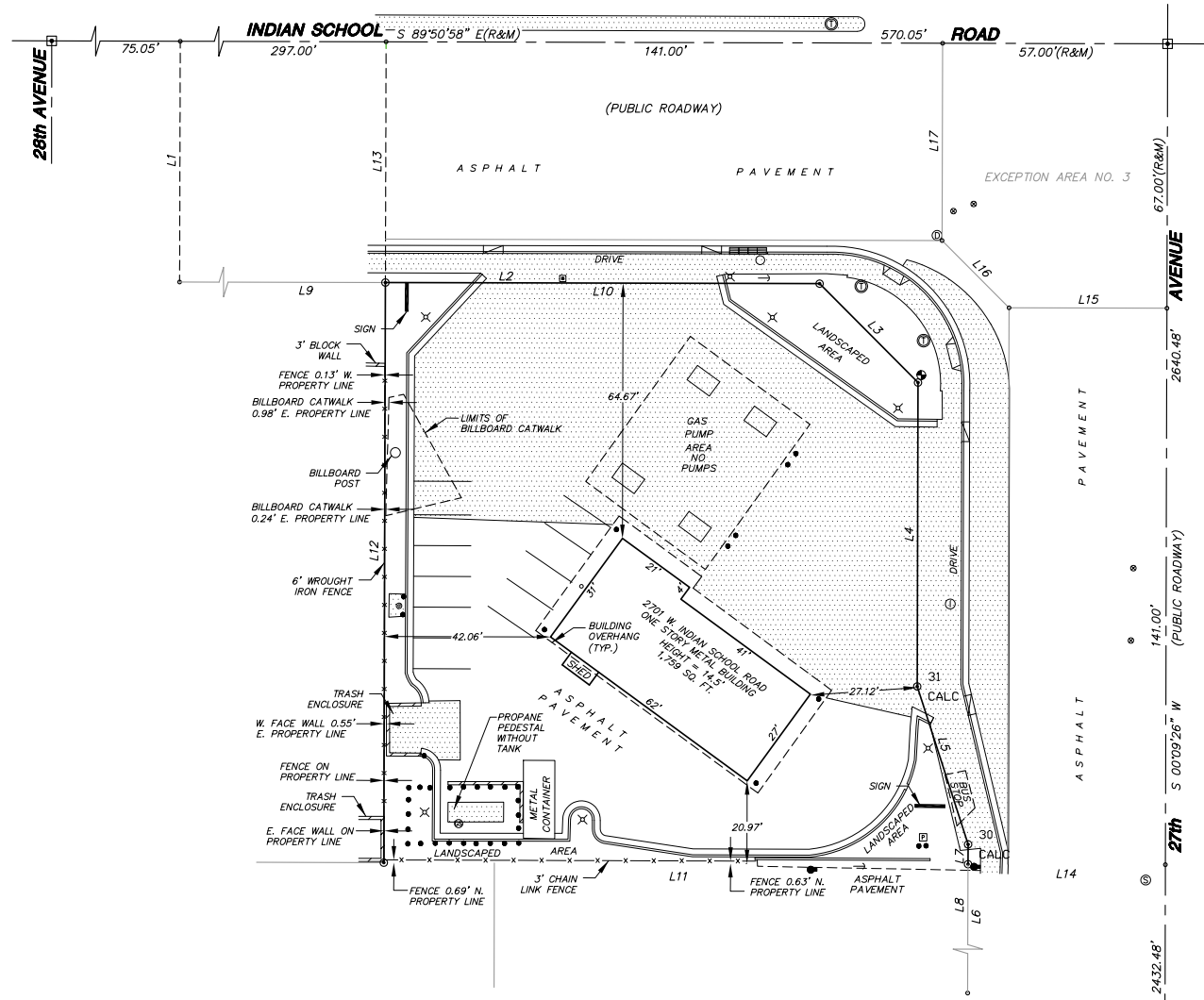
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Hard Corner Location

Excellent Street Visibility

Includes Pylon Sign

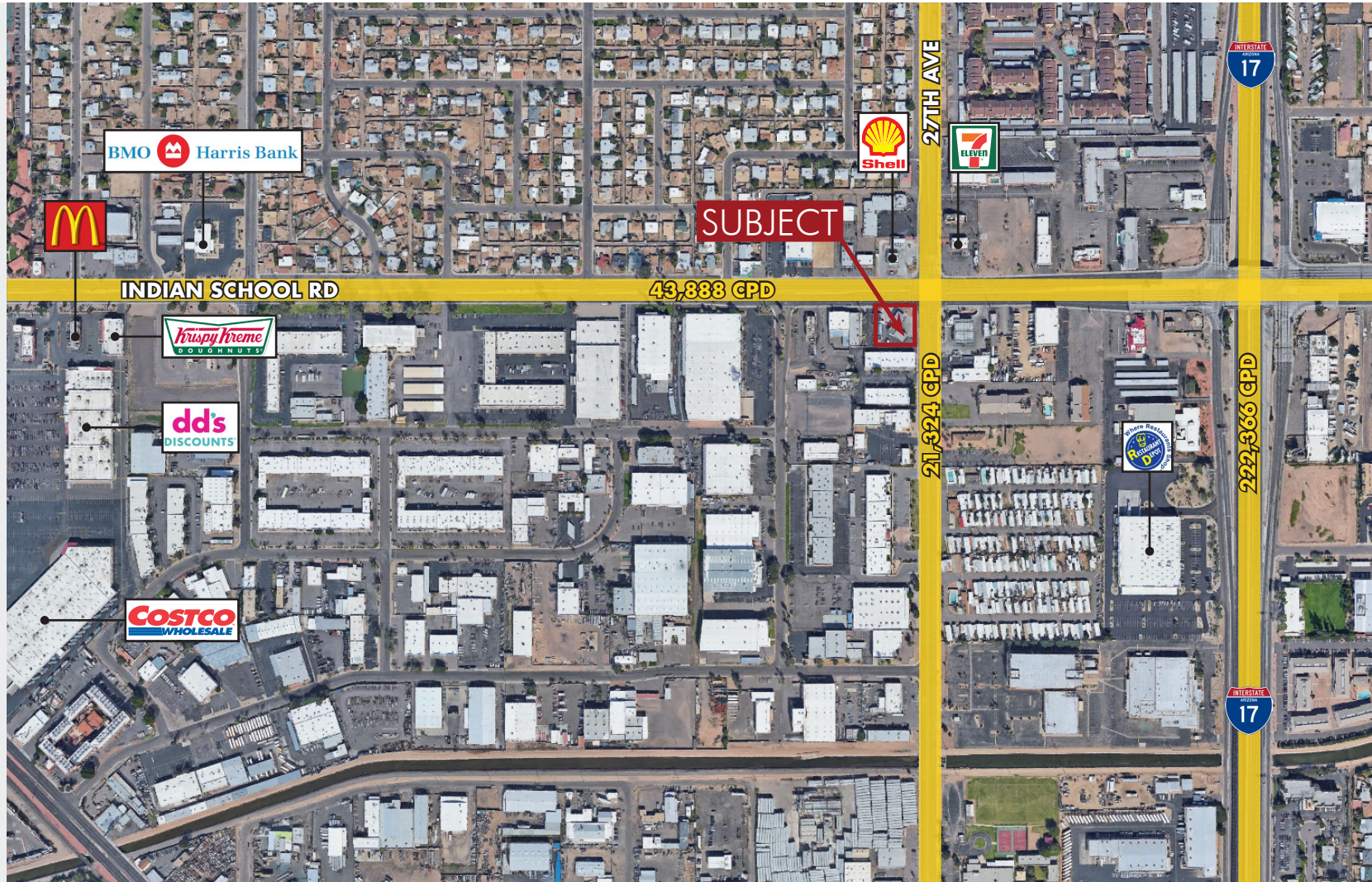
Situated Just off Highway 17

Approximately 65,000 CPD

Positioned in Heart of  
Growing Trade Area

12.25% Growth in  
Last 5 Years

Approximately 192,445  
Residents Within a  
3-Mile Radius



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## DEMOGRAPHICS

(2016)

### Population Estimates

1 Mile	30,922
3 Mile	192,445
5 Mile	495,603

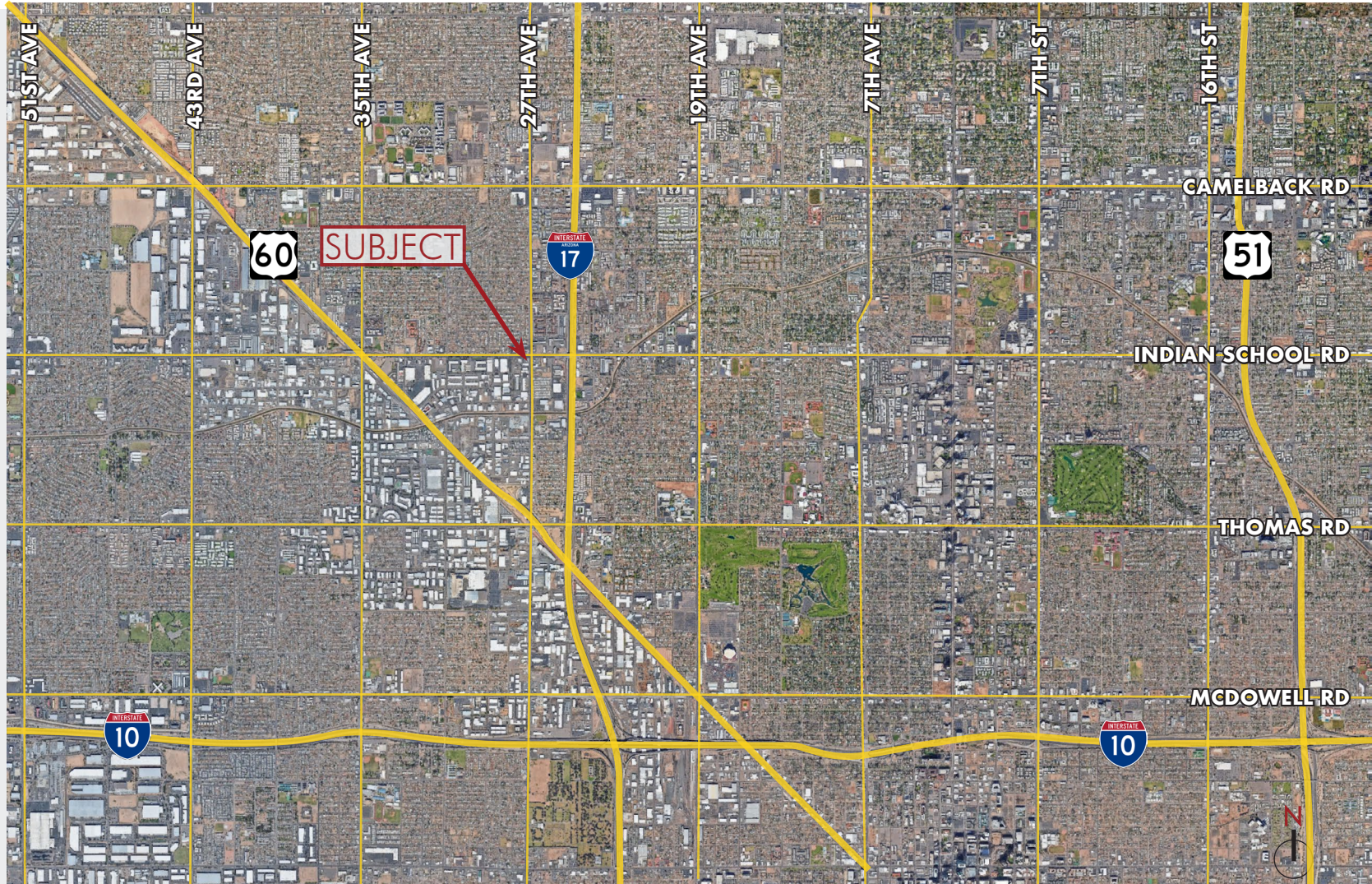
### Average Household Income

1 Mile	\$32,956
3 Mile	\$45,260
5 Mile	\$48,855

### Households

1 Mile	9,072
3 Mile	63,312
5 Mile	169,355

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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