



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## HARD CORNER FREESTANDING BUILDING

SWC McQueen Rd. & Ray Rd.  
950 N. McQueen Rd., Chandler, AZ

### FOR LEASE, SALE OR BTS

17,075 Building on 103,455  
SF of Land Area

39,000 VPD at the  
Intersection

More than 334,000  
Residents within a 5-Mile  
Radius

\$90,000+ Average  
Household Income in a  
5-Mile Radius

Easy Ingress/Egress

Aggressive Landlord

Proximity to Loop 202  
(Santan Fwy)

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.



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

**JAKE ERTLE**

480.214.9419  
Jake@RGcre.com

**NIC CHAVIRA**

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Nic@RGcre.com



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## DEMOGRAPHICS (2017)

### Population Estimates

1 Mile	22,997
3 Mile	143,529
5 Mile	334,312

### Average Household Income

1 Mile	\$79,433
3 Mile	\$84,234
5 Mile	\$90,004

### Households

1 Mile	7,781
3 Mile	51,681
5 Mile	122,309

## TRAFFIC COUNT (2017)

Ray Rd.	East: 16,767 CPD
	West: 24,800 CPD
McQueen Rd.	North: 12,700 CPD
	South: 23,500 CPD

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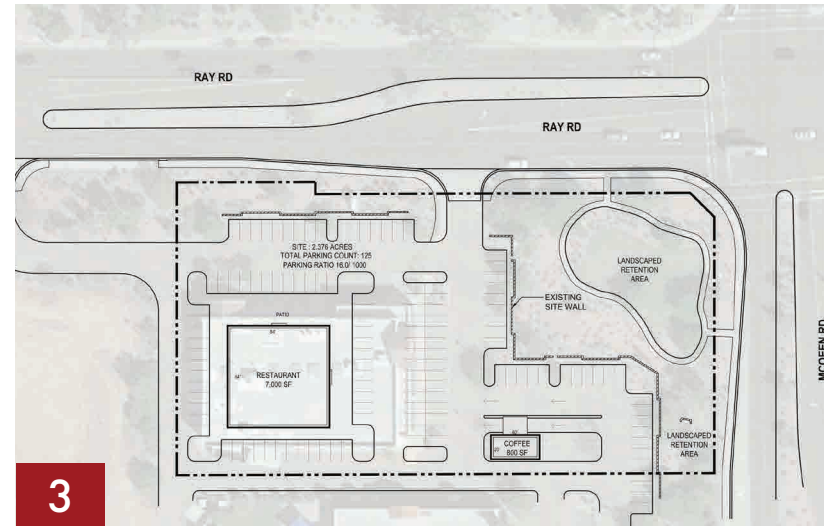
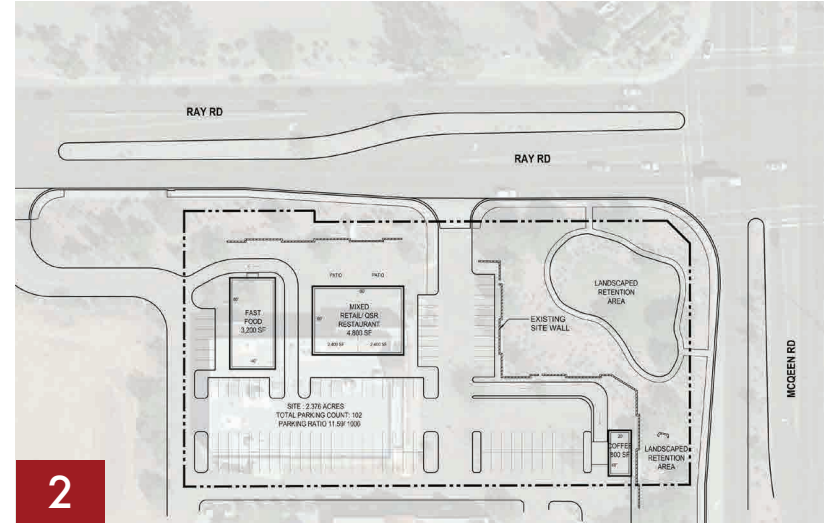
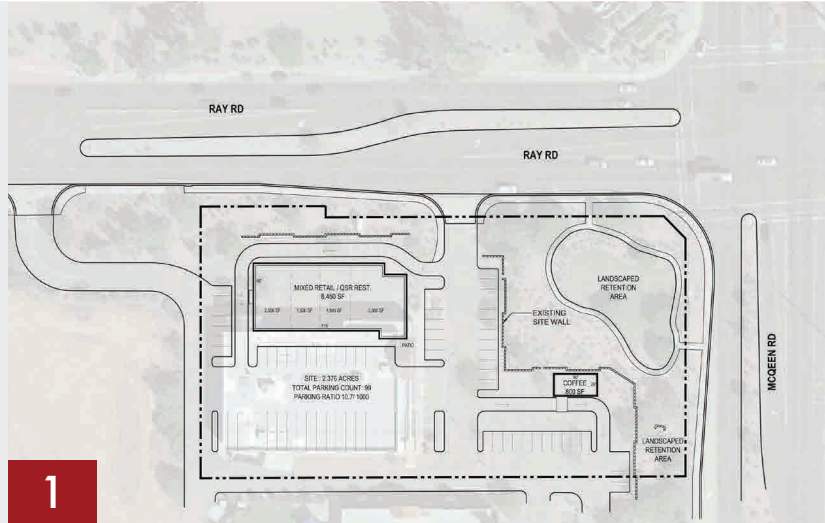
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**OPTIONS: 1, 2 & 3**

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