

Redevelopment Site for Sale

1.87 Acres



W Indian School Rd



N 73rd Ave

For Sale: \$495,000 (\$6.11/SF)

7318 W Indian School Rd
Phoenix, Arizona 85033

NAIHorizon

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naihorizon.com

For more information:

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Property & Location Highlights

Property Features

- Formerly Rollero Family Roller Skating Center
- Portion of structure remains
- 1.87 acres
- Zoned C-2, City of Phoenix
- Three parcels totaling 81,021 square feet
- Large paved parking area plus additional unpaved land
- Pylon sign
- 2018 property taxes: \$16,936
- Corner parcel with great visibility and access from Indian School Rd and 73rd Ave
- Cell tower operator will retain easment
- Traffic generators in area include: Autozone, CVS, Arco, national fast food restaurants



<u>Traffic Counts</u>	VPD
W Indian School Rd:	38,000
N 71st Ave	5,927

<u>Demographics</u>	1 Mile	3 Miles	5 Miles
Population:	32,956	201,649	408,139
Average Age:	29.80	31.10	31.80
Average HH Income:	42,930	48,161	49,290
Owner Occupied:	3,867 44.97%	28,833 51.08%	50,346 50.40%
Renter Occupied:	4,733 55.03%	27,609 48.92%	58,408 49.60%
Hispanic Population	26,447 80.25%	156,198 75.22%	286,021 70.08%

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Retail Map



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