

# 2120 N. McQueen Rd. CHANDLER, ARIZONA 85225

RETAIL PAD FOR SALE \$390,000 [\$11.33PSF] ±.79 ACRES North of NWC McQueen & Warner



- Parcel 302-29-479A
- Zoning PAD City of Chandler
- Property Size ± .79 Acres
- Access: Curb cut with turn lane on McQueen

**Tom Semancik**  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CDPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpi.az.com

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| Demographics                  | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------------------|----------|----------|----------|
| 2015 Population               | 15,377   | 146,872  | 365,248  |
| 2020 Population               | 16,517   | 157,815  | 392,201  |
| 2015 Total Households         | 6,170    | 53,301   | 132,073  |
| 2015 Average Household Income | \$70,136 | \$64,815 | \$62,372 |

Sourced from CoStar 2015

## Traffic Counts

| Collection Street | Cross Street | Cross St Dist/Dir | Traffic Volume | Count Year |
|-------------------|--------------|-------------------|----------------|------------|
| N McQueen Rd      | E Warner Rd  | 0.10 S            | 32,282         | 2012       |

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