

MOVE-IN READY
MEDICAL BUILDING
FOR LEASE



4920 SOUTH ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85248

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MEDICAL BUILDOUT MOVE IN READY

SUITE 3: ± 2,000 SF

LEASE RATE: \$28.00 NNN

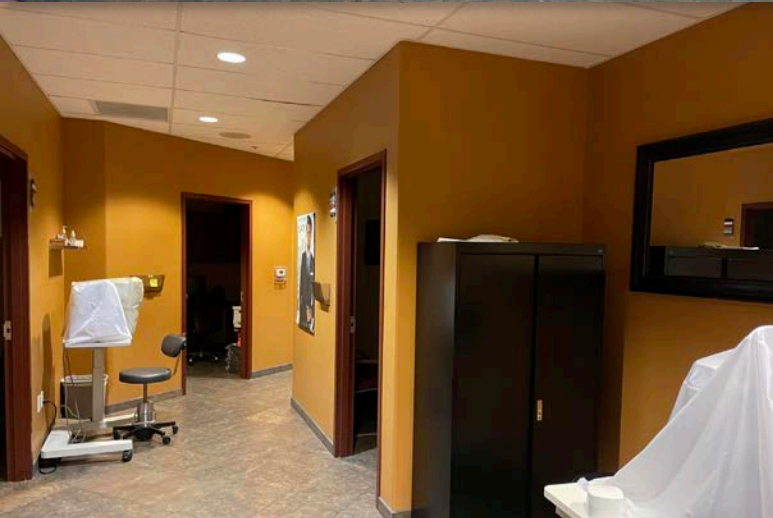
03 | EXECUTIVE SUMMARY



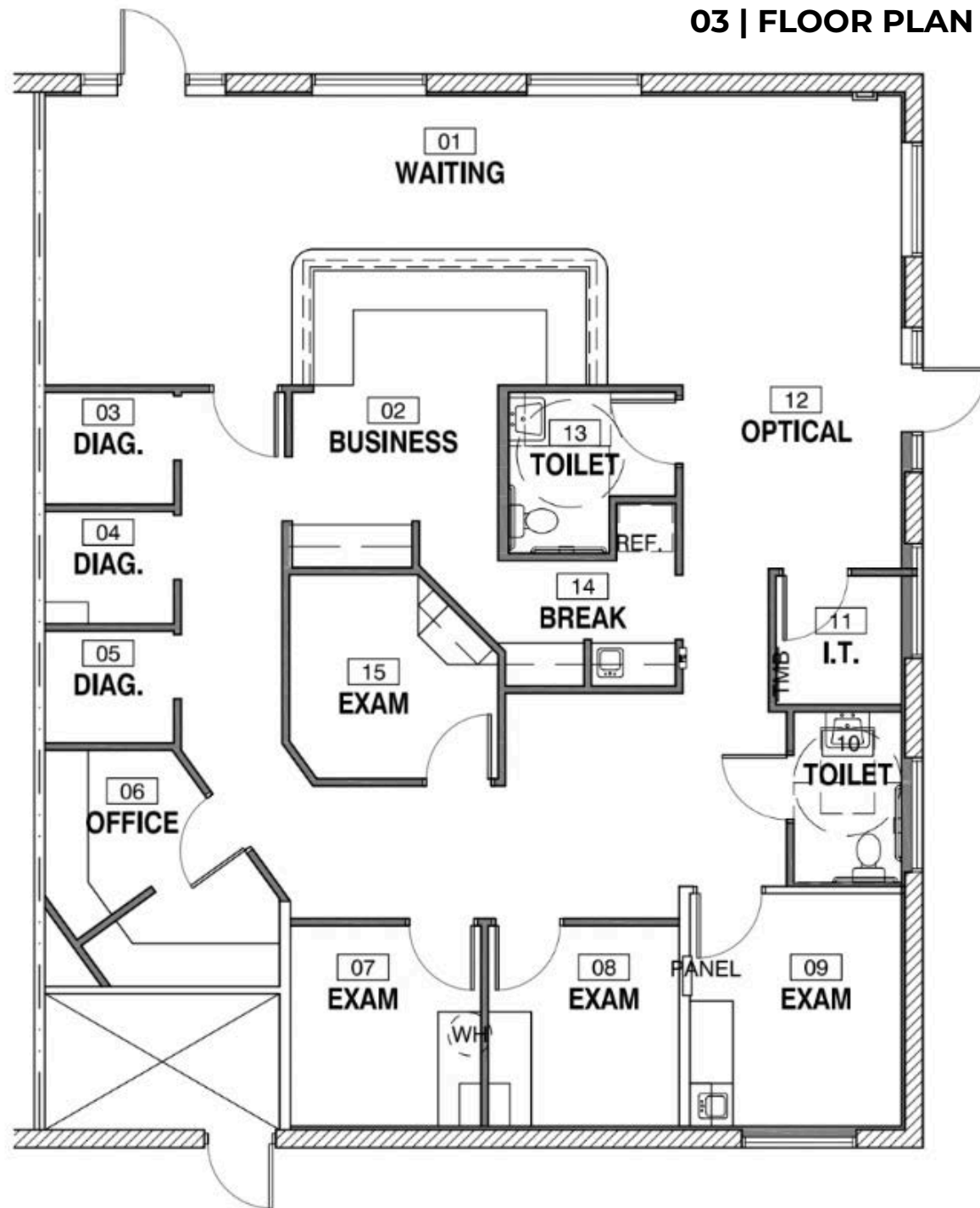
Opportunity to lease fully built out medical space adjacent to Heartland Dental. ±2,000 SF free-standing Medical building. Move-in-ready for multiple medical users.



S. ALMA SCHOOL ROAD
VPD: 12,600



03 | FLOOR PLAN





Dignity Health.
Arizona Specialty Hospital

LOWE'S
Michaels
Where Creativity Happens
TJ-MAXX
Olive Garden
OLD NAVY
Harkins THEATRES
BEST BUY
macy's

87

Dignity Health.

DESERT SKY
Sams CLUB
COSTCO WHOLESALE
WinCo FOODS
Total Wine & MORE
DICK'S SPORTING GOODS
macy's

LOOP 202

B
Mesa Gateway Airport

Dignity Health.
Chandler Regional Medical Center
Mercy Gilbert Medical Center

WinCo FOODS KOHL'S

Dignity Health.

Dignity Health.

ASU ARIZONA STATE UNIVERSITY
POLYTECHNIC CAMPUS

Gila River HEALTH CARE

PHOENIX ER & MEDICAL HOSPITAL

IHOP
Starbucks
Cane's
TARGET
petco
LAIFITNESS
Chick-fil-A
Jack in the Box
FIVE GUYS
Firestone
AutoZone
Panera
LOWE'S

CHANDLER MUNICIPAL AIRPORT
CHD

Jollibee
Harkins THEATRES
TEXAS
TARGET
IN-N-OUT BURGER
JC Penney

Walgreens
Firestone
Safeway
McDonald's
UPS

THE HOME DEPOT



SITE

Bashas'

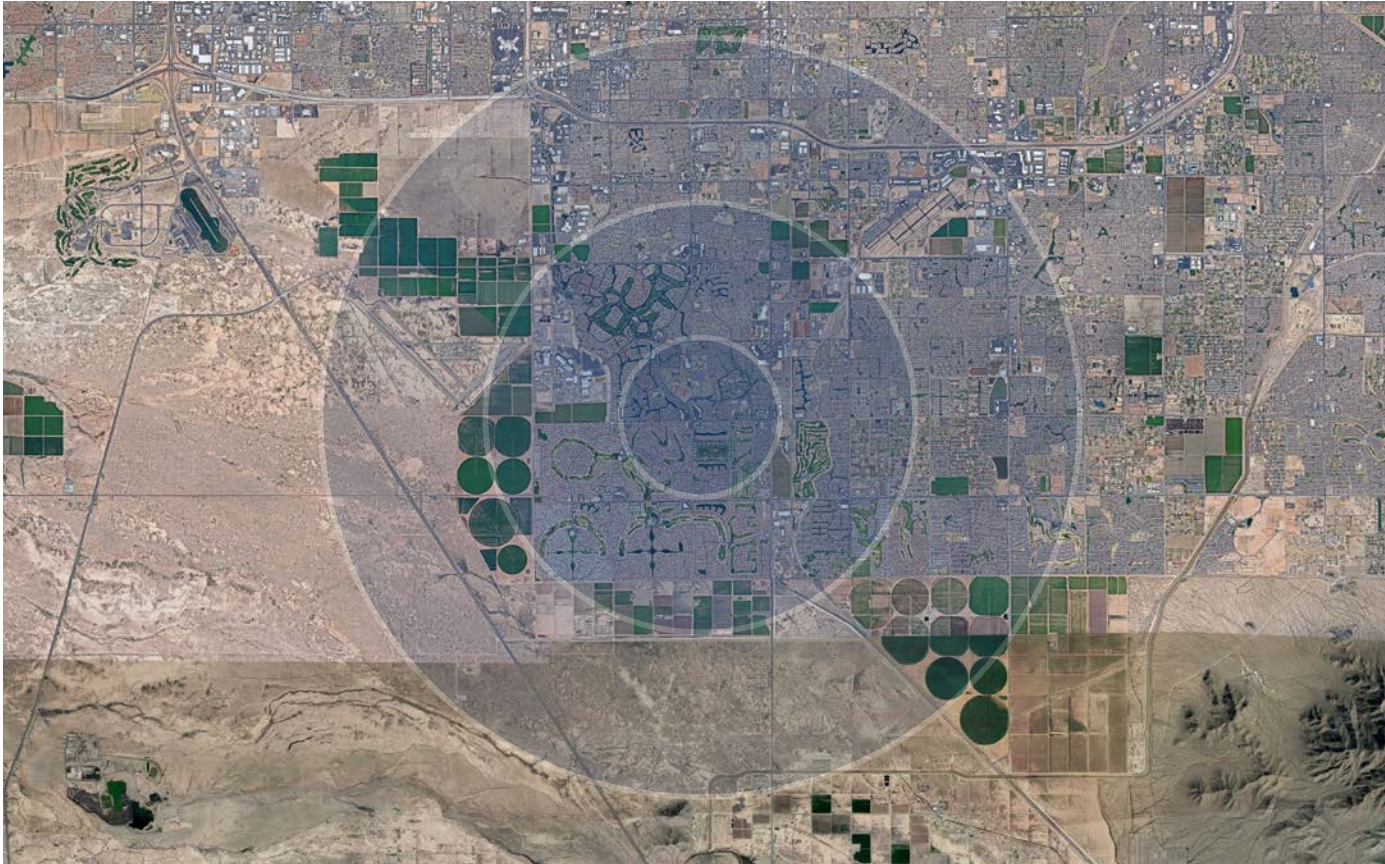
DOLLAR TREE

fry's

fry's



05 | DEMOGRAPHICS



DAYTIME
POPULATION
204,072

* 5 mile radius



MEDIAN AGE
40.0

* 5 mile radius

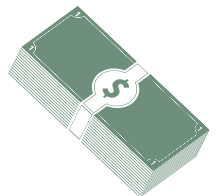


2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	10,611	89,844	204,072
Residential Population:	8,341	69,700	150,802
Average Household Income:	\$147,067	\$135,178	\$121,198
Average Household Size:	2.3	2.4	2.6
Median Age:	50	44.8	40.0
Housing Units:	4,286	31,719	64,186
Total Households:	3,635	28,436	58,096
Total Businesses:	380	2,477	5,568

AVERAGE HOUSEHOLD
INCOME

\$147,067

* 1 mile radius





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by **ORION Investment Real Estate** in compliance with all applicable fair housing and equal opportunity laws.



CONTACT INFORMATION

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