

SWC of Warner & McQueen: 1.9 AC

Chandler, AZ



Property Features

- Entitled for a Drive Thru
- Three schools in .4mi with over 2,900 students
- Dense, well-established neighborhood with high income levels

- Directly in front of Legacy Charter Schools
- Strong Employment: Gilbert Spectrum and Elliot Business Park within a mile
- New Multi-Family (1,158 units) and Single Family Development (109 lots) within a mile

Traffic Counts

E Warner Rd	26.5k
W Warner Rd	27.4k
N McQueen Rd	32.5k
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Total combined:	59.9k

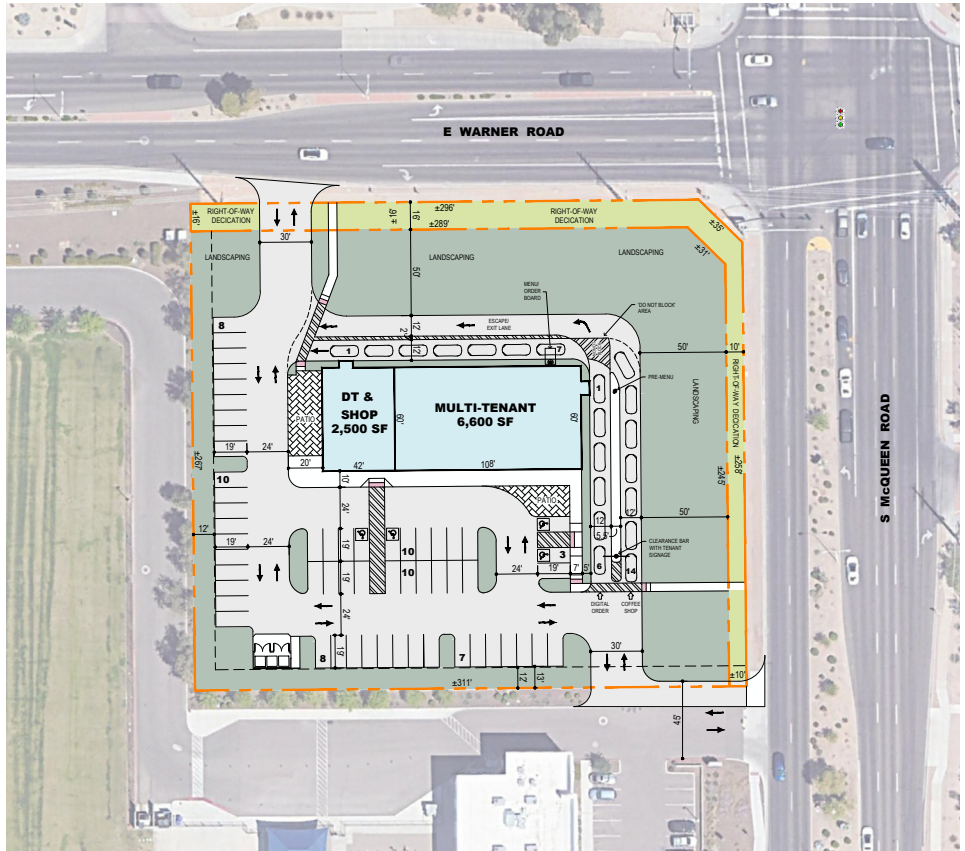
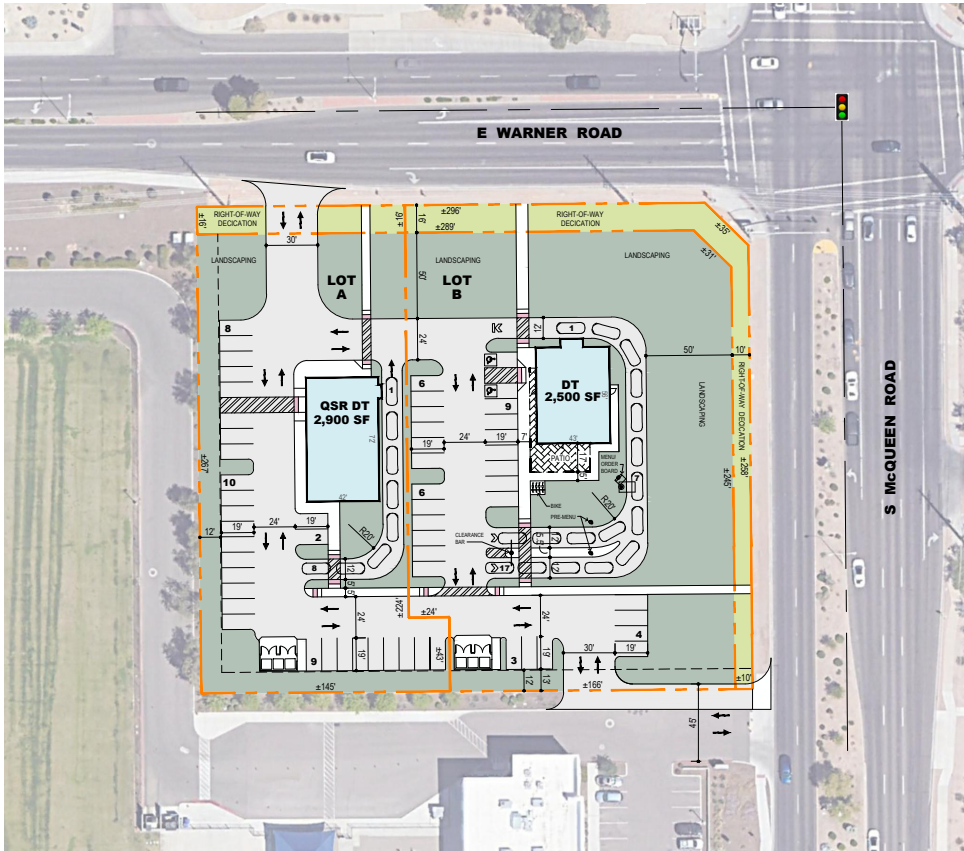
- Over 3,400 cars per hour, between 8-10am
- Over 3,000 cars per hour, between 4-6pm

Source: Placer AI

GROUND LEASE OR BUILD TO SUIT

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Demographics

	1 Miles	5 Miles
Population (2023 Estimate)	15,287	383,171
Median HHI	\$133,566	\$124,580
Total Households	6,542	56,327
Median Age	36.5	35.2
Total Business	965	18,164
No. of Employees	6,722	149,784

[CLICK HERE TO SEE SITE PLANS](#)

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