



±8,600 sf former school with outside play area available



Join Fry's Food Stores, UFC Gym fitness,
and The Melting Pot



Less than 2-miles from I-10 Fwy & Ray Rd
interchange



One of Metro Phoenix's strongest
submarkets



Ideal area demographics and traffic counts

Get more information

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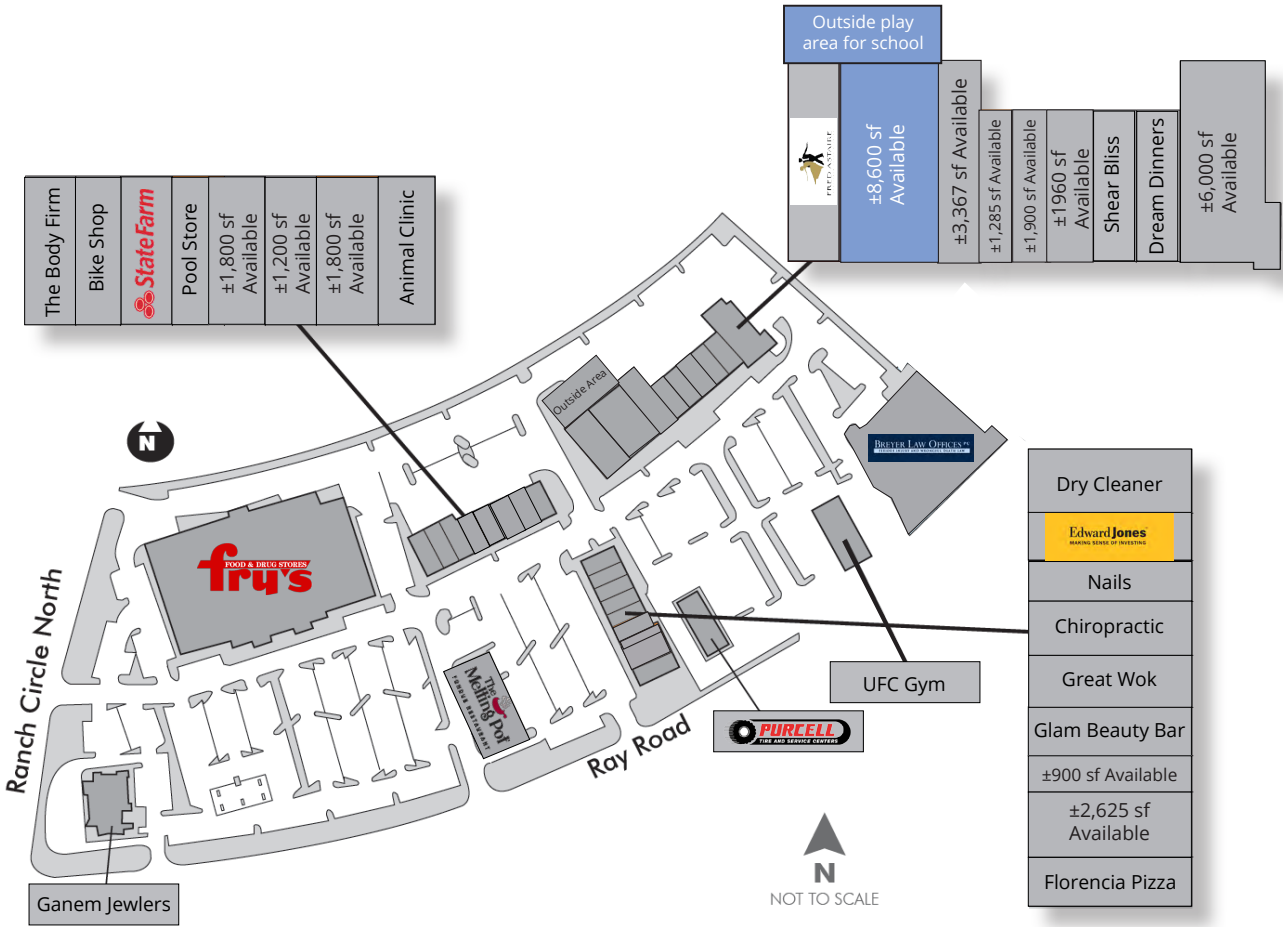
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Site plan & availability

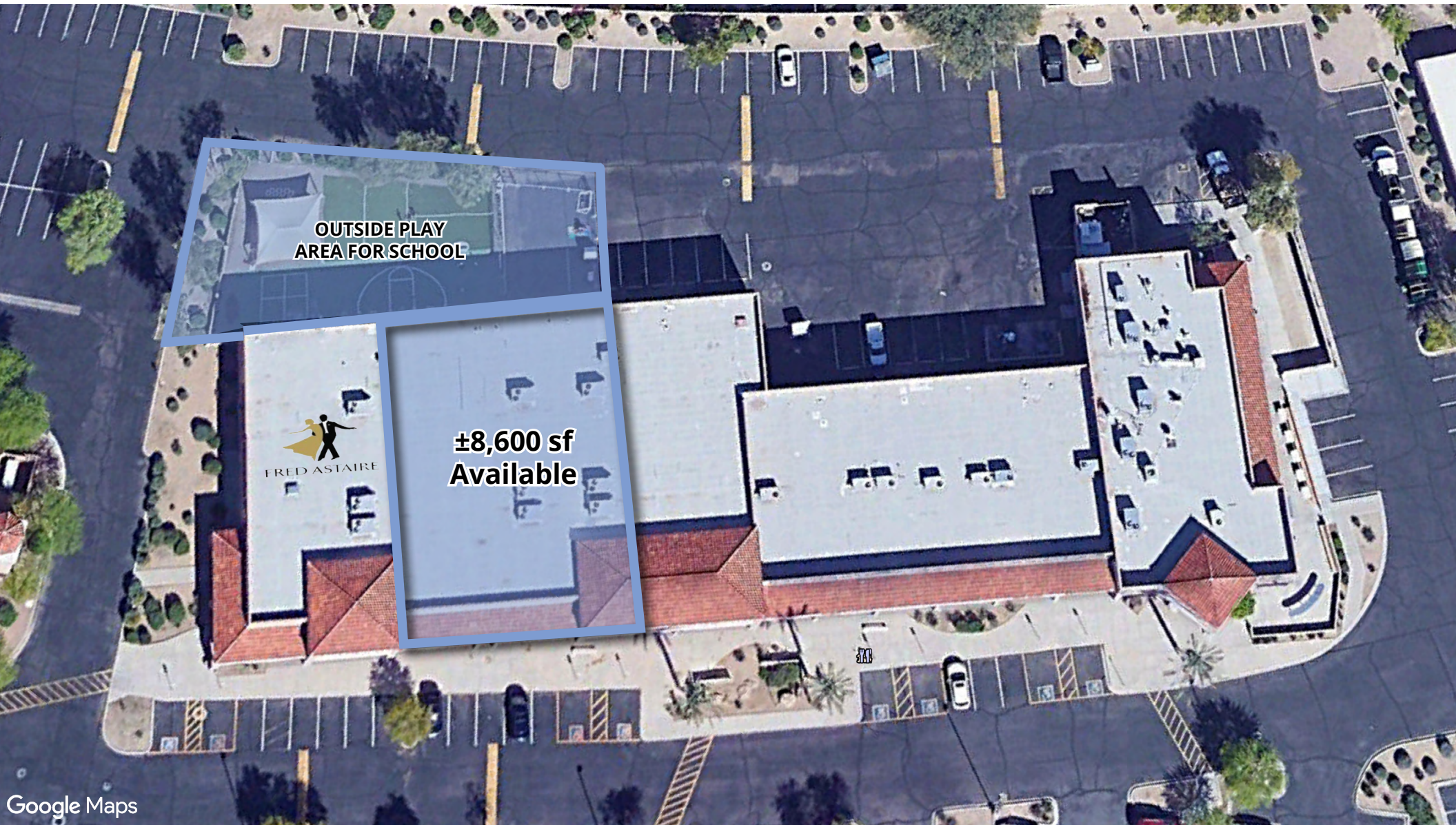
Former school available
NEC Ray Road & Ranch Circle North



Availability	Size
Available	1,800 sf
Available - former insurance office	1,200 sf
Available - former jewelry store	1,800 sf
Available - former school	8,600 sf
Available - former day spa	3,367 sf
Available	1,285 sf
Available	1,900 sf
Available - former yoga studio	1,960 sf
Available - former restaurant	6,000 sf
Available	900 sf
Available - former dance studio	2,625 sf

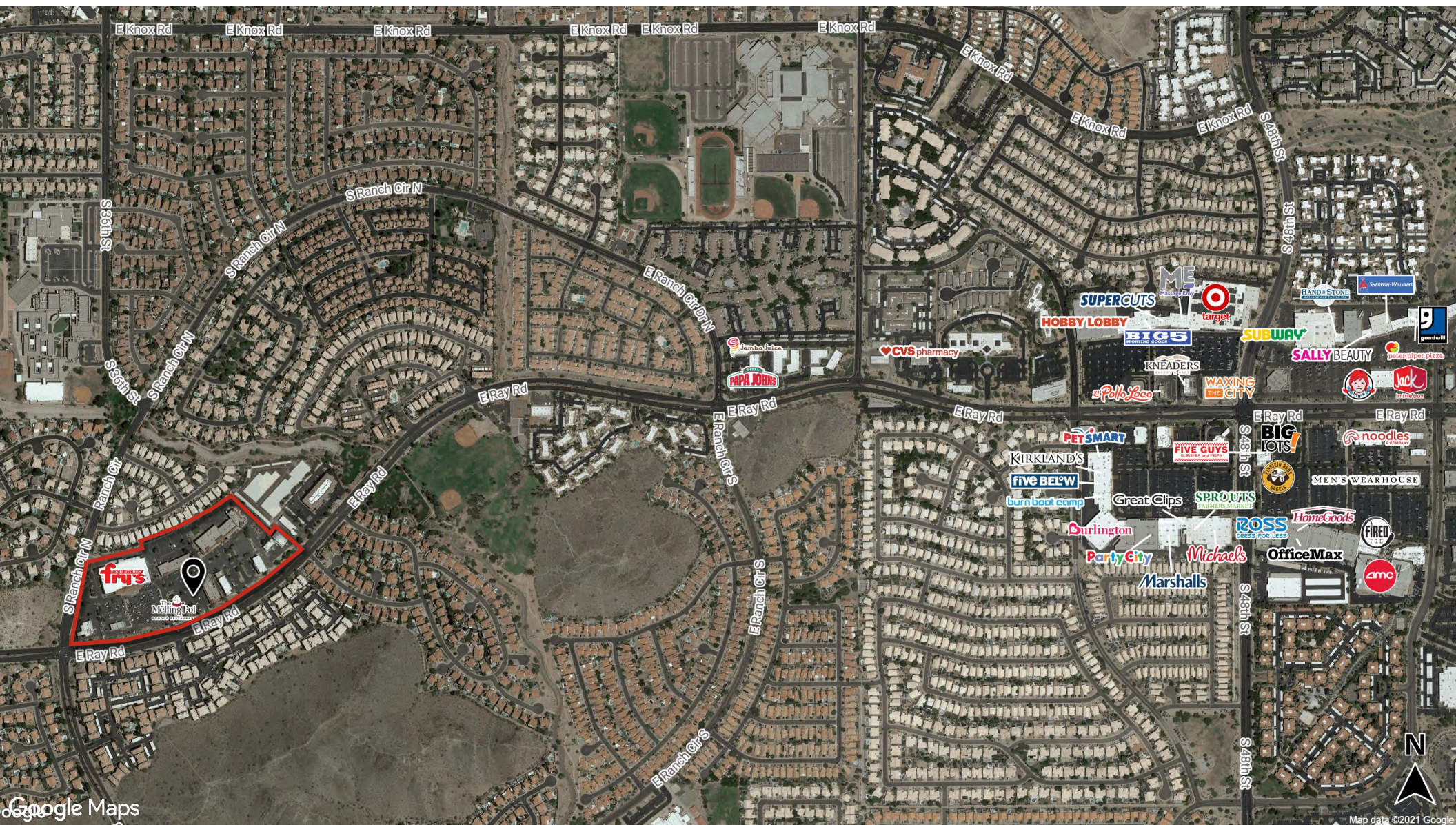
Site aerial

Former school available
NEC Ray Road & Ranch Circle North





Aerial


Former school available
NEC Ray Road & Ranch Circle North





Demographics

	1-mile	3-miles	5-miles
Population	14,368	70,528	161,999


	1-mile	3-miles	5-miles
Median age	38.4	39.1	37.2

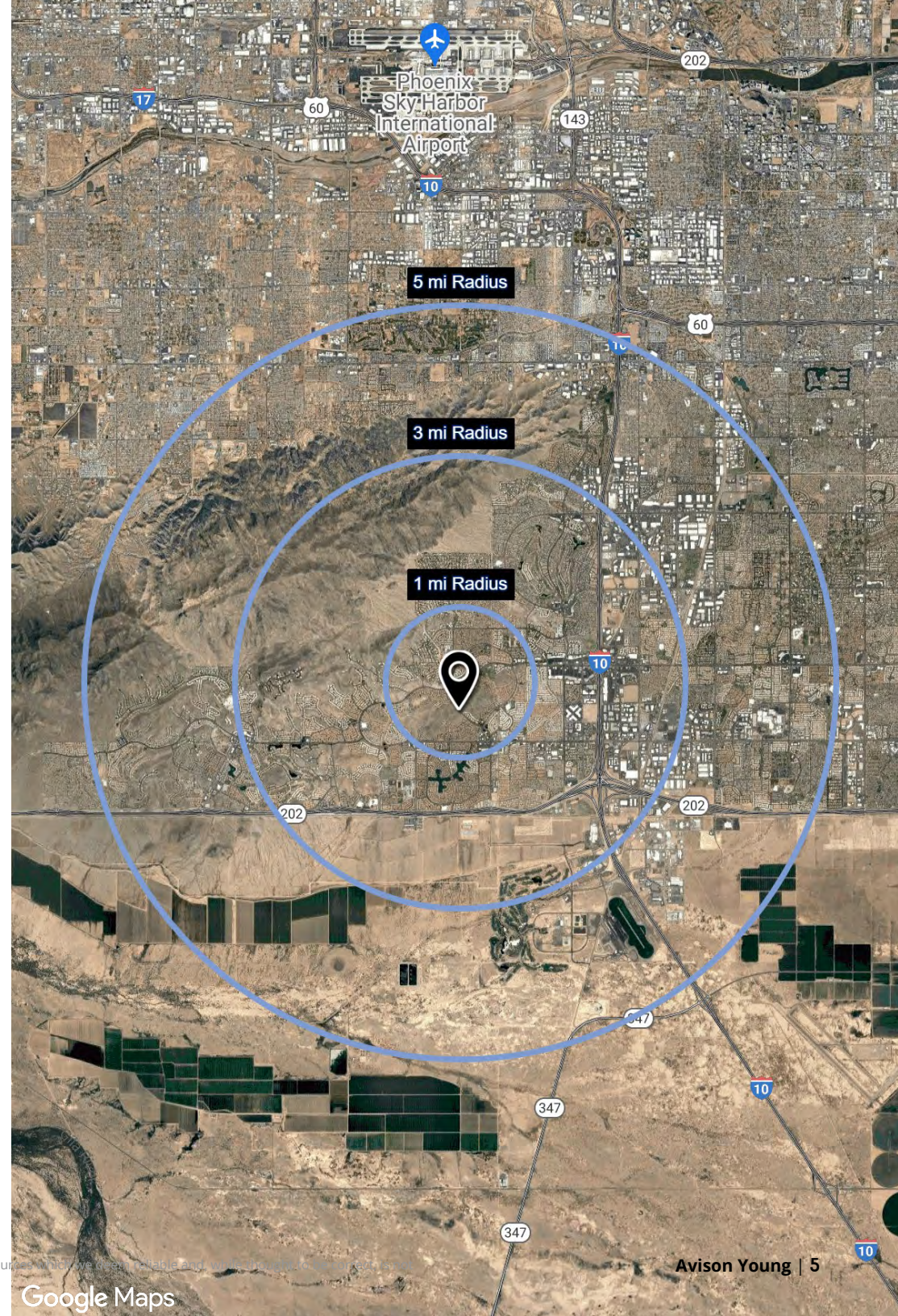
	1-mile	3-miles	5-miles
Daytime employment	3,603	36,286	84,973

	1-mile	3-miles	5-miles
Avg. HH income	\$131,782	\$124,141	\$118,092

	1-mile	3-miles	5-miles
HH units	6,263	31,341	68,842

Traffic counts

	Ranch Circle North	±30,338 cpd
	Ray Road	±59,300 cpd





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