



±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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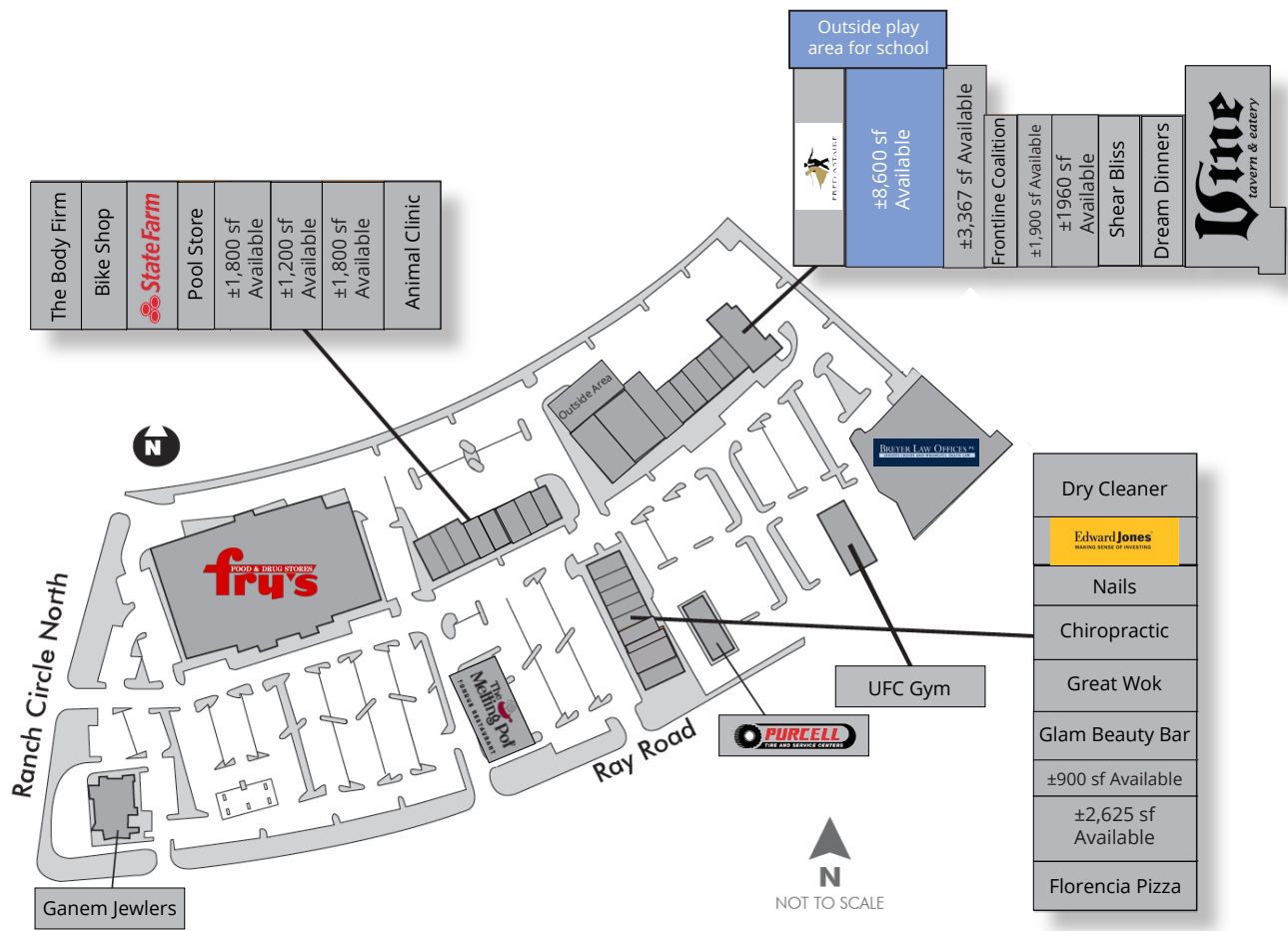
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Site plan & availability

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	1,900 sf
Available - former yoga studio	1,960 sf
Available	900 sf
Available - former dance studio	2,625 sf

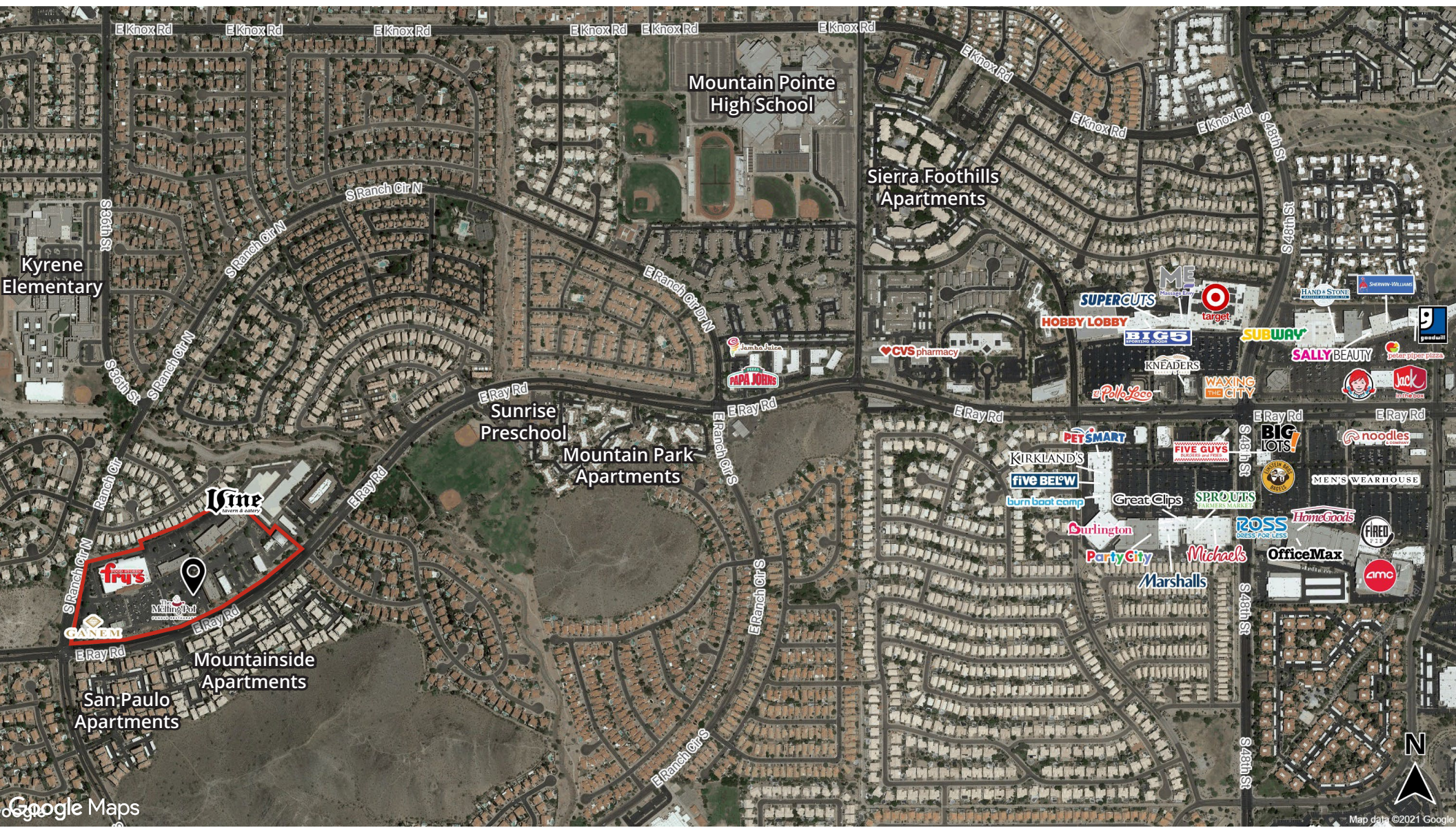
Site aerial

Former school available
NEC Ray Road & Ranch Circle North



Aerial

Former school available
NEC Ray Road & Ranch Circle North



Demographics



Population

1-mile	3-miles	5-miles
15,144	70,899	156,729



Median age

1-mile	3-miles	5-miles
38.3	38.9	37.5



Daytime employment

1-mile	3-miles	5-miles
3,183	35,370	82,277



Avg. HH income

1-mile	3-miles	5-miles
\$115,089	\$116,261	\$115,254



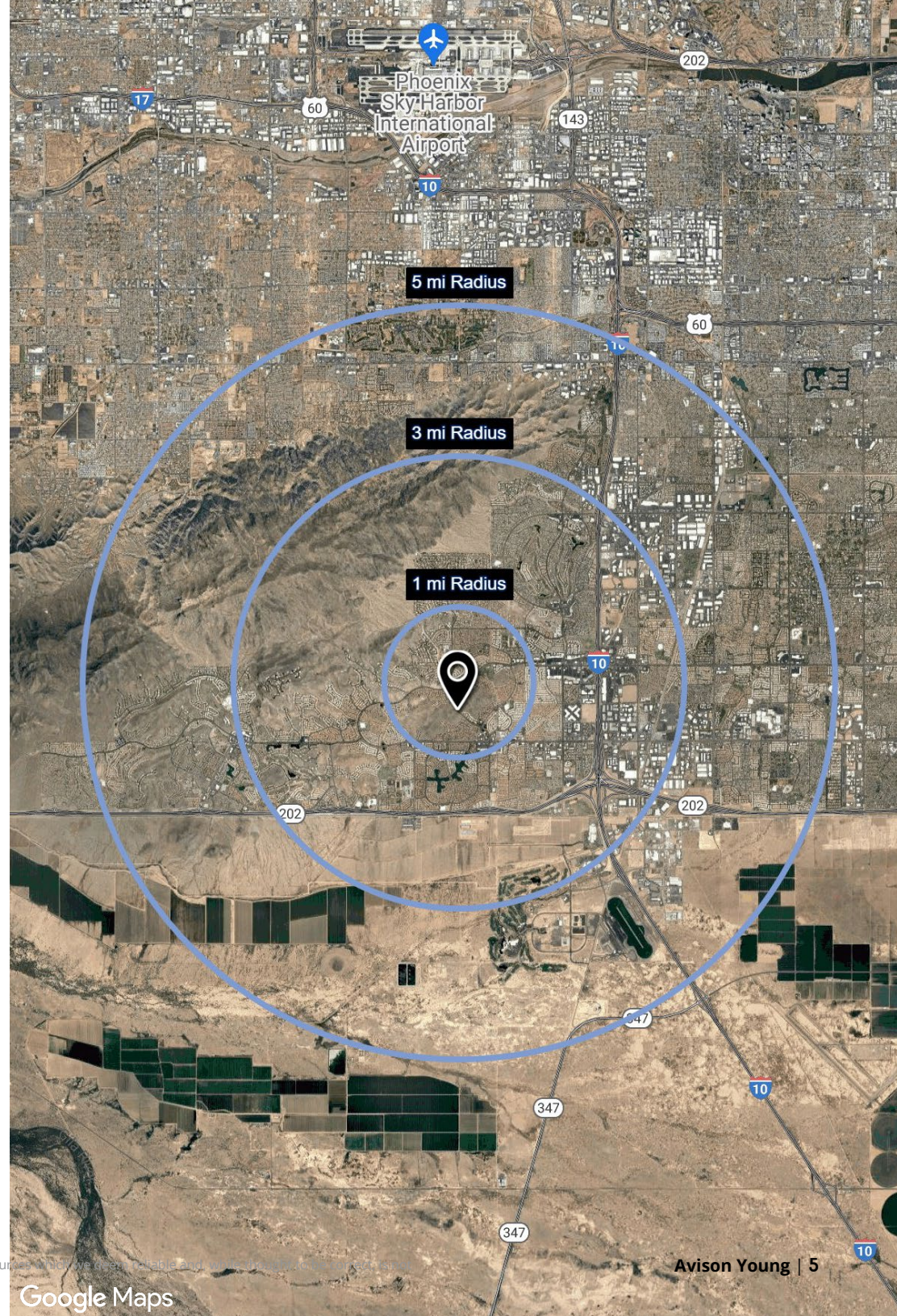
HH units

1-mile	3-miles	5-miles
6,178	29,896	64,271

Traffic counts



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





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