

FOR SALE/LEASE

FOOTHILLS PROFESSIONAL VILLAGE

16515 S. 40th Street, Chandler, AZ



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FOOTHILLS PROFESSIONAL VILLAGE > 16515 S. 40th Street

LEASE RATE

\$15.50 NNN

SALES PRICE

\$425,000.00

AVAILABILITY

**±2,178
SUITE 131**

PARKING

4.17/1,000

YEAR BUILT

2005

BUILDING & AREA FEATURES

- > Built-out medical suite is move-in ready
- > Building and monument signage available
- > Popular Ahwatukee Foothills location, convenient to I-10 and Loop 202
- > High concentration of residential development
- > Close to the 16,000 acre South Mountain Park/Preserve
- > Large variety of retail and dining amenities on Chandler Boulevard

Demographics

Description	1 Mile	3 Mile	5 Mile
2017 Total Population	14,848	59,583	122,697
2022 Estimated Population	16,055	64,096	132,186
2017 Median Household Income	\$84,910	\$84,858	\$82,758

Traffic Counts > 40th Street at Foothills Professional Village

Cars per day	19,575
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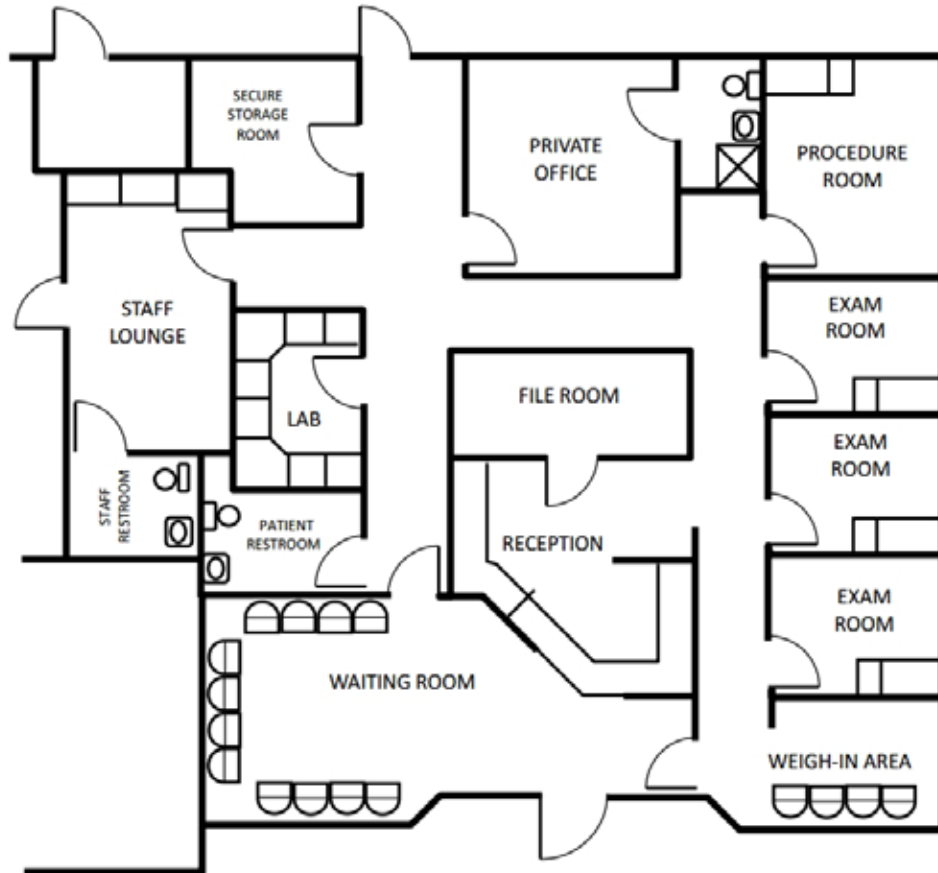


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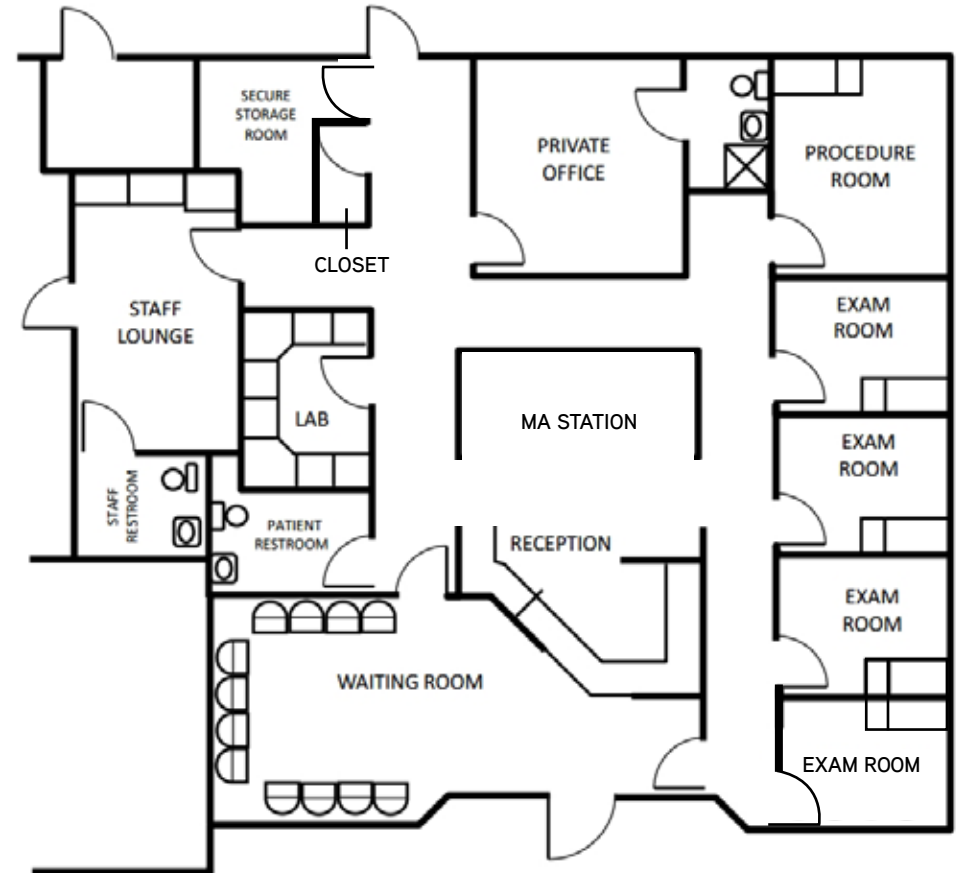
FOOTHILLS PROFESSIONAL VILLAGE > AERIAL VIEW



FOOTHILLS PROFESSIONAL VILLAGE > SPACE PLAN > SUITE 131 ±2,178



Existing Space Plan



Conceptual Space Plan