

FOR SALE/FOR LEASE

8411 W INDIAN SCHOOL RD

PHOENIX, AZ 85037

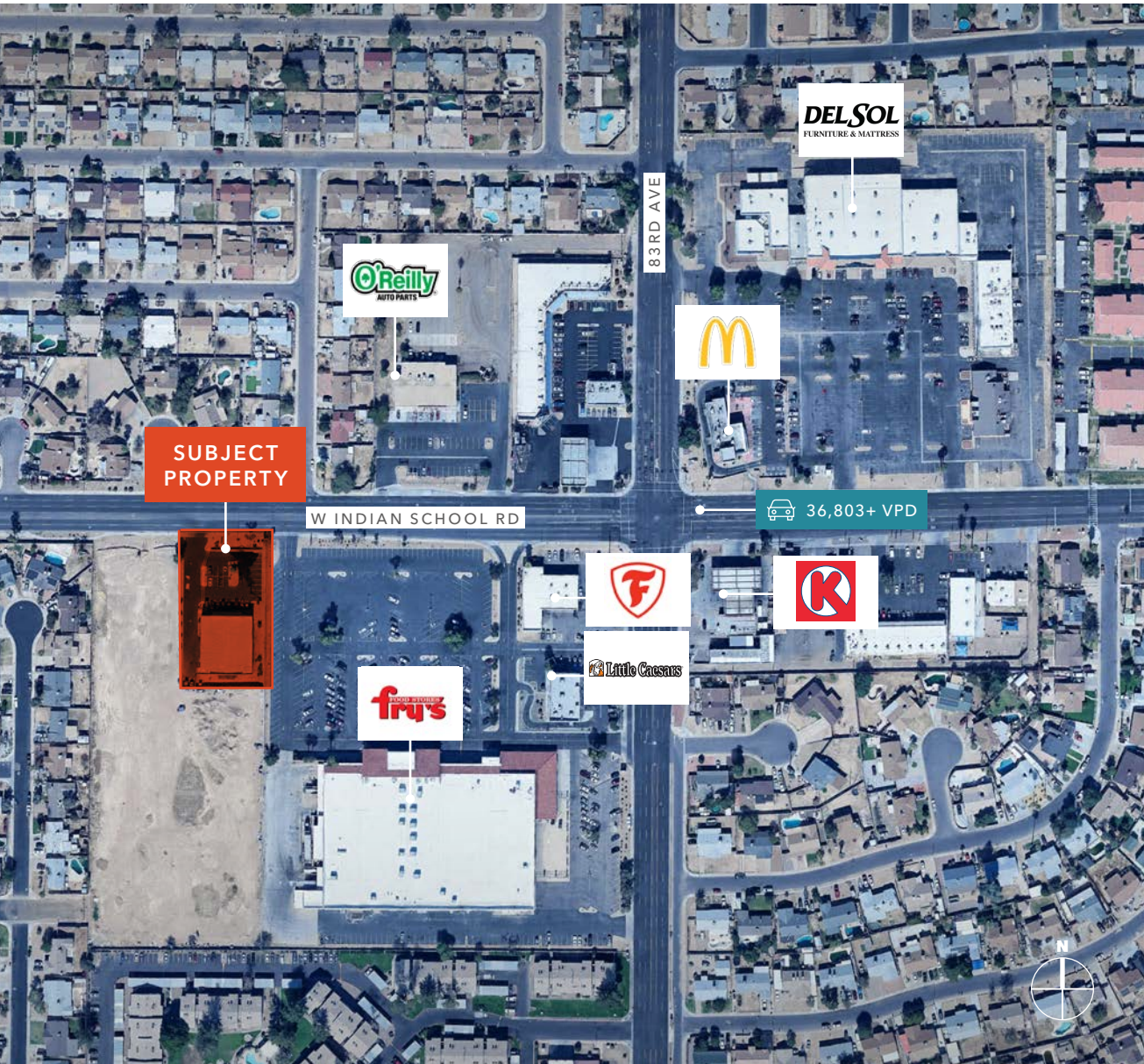
*±9,285 SF Freestanding Building with
Excellent Visibility in the West Valley*

Please Do Not Disturb Tenant
Available on 6/1/2027



KIDDER.COM

km Kidder
Mathews



8411 W Indian School Rd offers flexible use potential and convenient access to Loop 101, I-10, and major West Valley destinations,

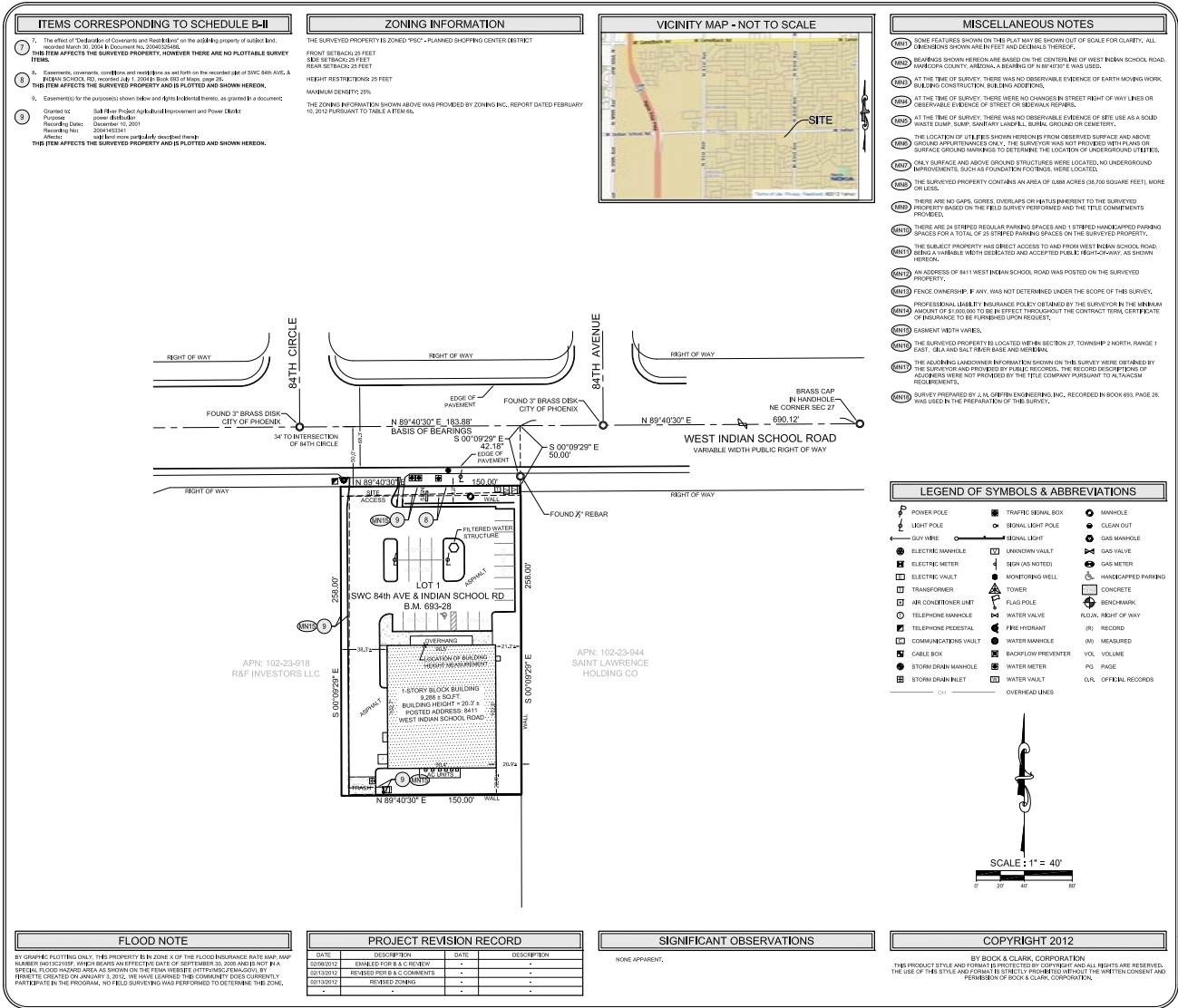
PROPERTY HIGHLIGHTS

ADDRESS	8411 W Indian School Rd Phoenix, AZ 85037
COUNTY	Maricopa
BUILDING SIZE	±9,285 SF
LAND AREA	±0.89 AC (38, 700 SF)
YEAR BUILT	2004
ZONING	Commercial (PSC City of Phoenix)
SALE PRICE	Call Broker for Pricing
LEASE PRICE	Call Broker for Pricing

1.4 MI
FROM LOOP 101

3 MI
FROM I-10

SURVEY



RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 1, SWC 84th AVE. & INDIAN SCHOOL RD., according to the plat of record in the office of the County Recorder of Maricopa County Arizona, recorded in Book 693 of Maps, page 28.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 0000330404-0404, DATED JANUARY 19, 2012.

ALTA/ACSM LAND TITLE SURVEY

for
Family Dollar Project - Portfolio II

SWC Project No. 201209046, 817
L90808
8411 West Indian School Road, Phoenix, AZ

BASED UPON TITLE COMMITMENT NO. 0000330404-0404 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JANUARY 19, 2012

Surveyor's Certificate

To: Realty Income Corporation, its subsidiaries, affiliates, successors and assignors: Family Dollar Stores, Inc.; Family Dollar TBA Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, 18th edition, and adopted by ALTA and NSPS, and include Items 2, 3, 4, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 (1,000,000) of Table A thereof. The field work was completed on JANUARY 24, 2012.

Surveyor's Signature: *Byron D. Howell*
REGISTRATION NO. 12345 (EXP. 06/30/2014)
IN THE STATE OF ARIZONA
DATE OF FIELD SURVEY: JANUARY 24, 2012
NETWORK PROJECT NO. 201209046-0417

SURVEY PERFORMED BY:
BOCK & CLARK CORP.
270 TURNBINE DRIVE, FOLSOM, CA 95630
PHONE: 916-438-1000 FAX: 916-438-1001
EMAIL: ERIC@BOCKANDCLARK.COM
THE SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY. NOT DATE OF SIGNATURE.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

SHEET 1 OF 1

BOCK & CLARK PROJECT NO. 339120031

BOCK & CLARK
EST. 1973

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	28,237	176,603	370,381
2030 PROJECTED	26,512	183,184	377,831
TOTAL BUSINESSES	346	3,285	8,575
TOTAL EMPLOYEES	1,835	27,890	85,061

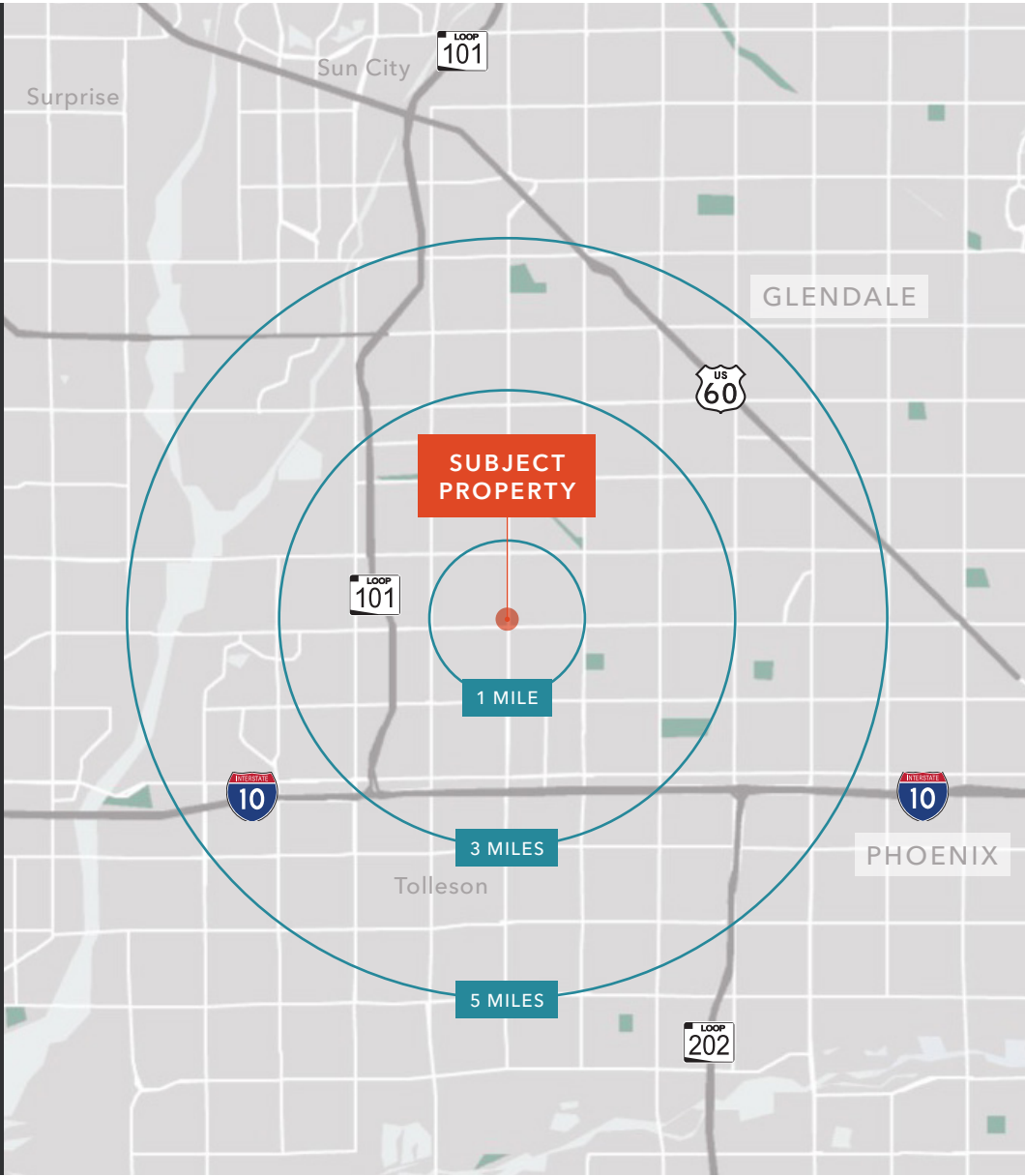
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.9	30.0	30.4
% FEMALE	50.3%	50.4%	50.4%
% MALE	49.7%	49.6%	49.6%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$74,687	\$79,505	\$76,945
2030 MEDIAN PROJECTED	\$74,339	\$79,998	\$77,507
2025 AVERAGE	\$95,238	\$99,380	\$93,808
2030 AVERAGE PROJECTED	\$95,185	\$100,528	\$94,856

Data Source: ©2026, Regis





8411 W INDIAN SCHOOL RD

*For more information on
this property, please contact*

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