

MEDICAL OFFICE FOR LEASE

3102-3104 East Indian School Road - Phoenix, Arizona 85016



Highly Visible Location on Indian School Road



INDIAN SCHOOL ROAD: 42,820 VPD

- Space Available in Arcadia/Biltmore Medical Office Building
- Generous Tenant Improvement Allowance Available
- Excellent Building & Monument Signage on busy Indian School Rd
- Easy Access to SR-51, I-10, Loop 202, and Retail & Restaurant Amenities

J.T. Taylor

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Size: ± **4,765 SF** (Suite 200)
Demisable:
2,911 SF (200 West) + **1,854 SF** (200 East)

Availability: **January 2026**

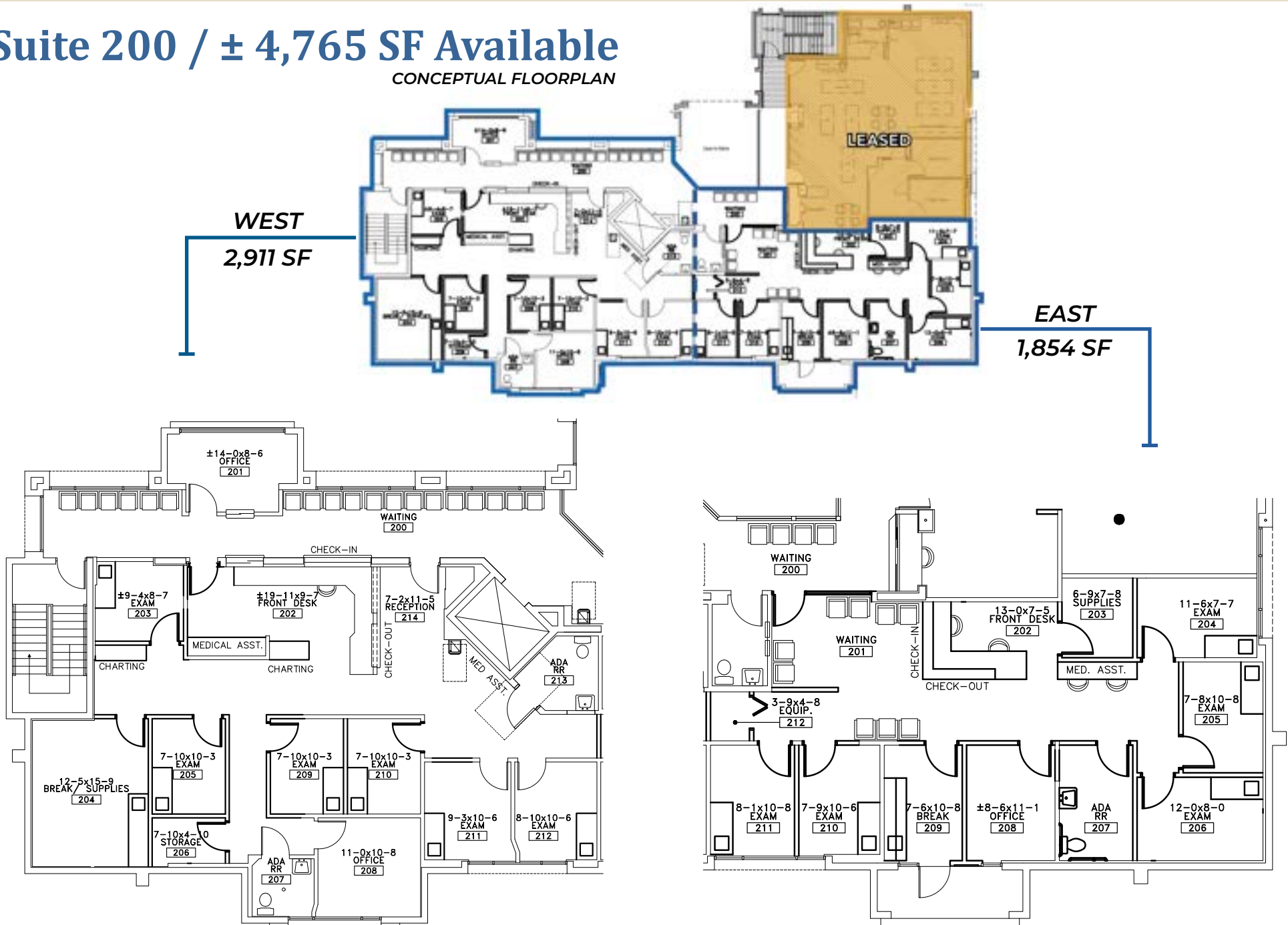
Lease Rate: **\$23.00 NNN**

Traffic Counts: Indian School Rd: **42,820 VPD**
32nd St: **24,200 VPD**

The HERITAGE MEDICAL PLAZA

Suite 200 / $\pm 4,765$ SF Available

CONCEPTUAL FLOORPLAN



PROPERTY PHOTOS

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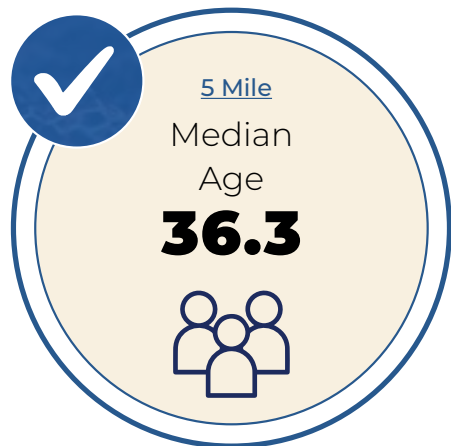
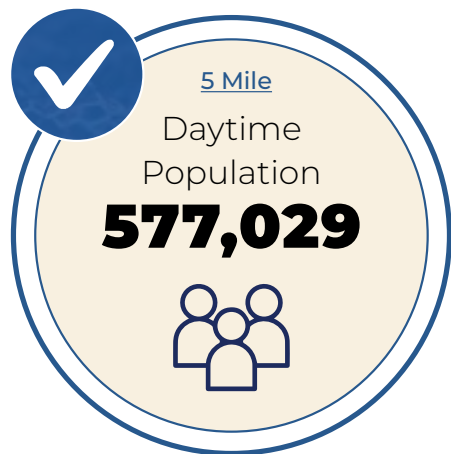


EXTERIOR PHOTOS

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DEMOGRAPHICS



2025 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	31,689	253,370	577,029
Residential Population:	21,169	154,693	317,515
2030 Proj. Residential Population:	20,497	152,172	323,209
Average Household Income:	\$139,940	\$133,969	\$133,515
Annual Consumer Health Care Expenditures:	\$66.38 M	\$425.06 M	\$923.57 M
Median Age:	37.2	35.4	36.3
Average Household Size:	2.0	2.2	2.1
Housing Units:	12,039	75,866	165,940
Total Households:	10,778	68,876	150,428
Total Employees:	10,520	98,677	259,514

