



FOR SALE OR LEASE | RETAIL - INDUSTRIAL

CENTRAL MESA BUILDING

236 N Country Club Dr, Mesa, AZ 85201

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Central Mesa Building

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PROPERTY SUMMARY

Available SF: 3,774 SF

Lease Rate: \$14.00 SF/yr (MG)

Sale Price: \$899,900

Lot Size: 0.24 Acres

Building Size: 3,774 SF

Year Built: 1987

Zoning: DB-1

VIRTUAL TOUR

PROPERTY OVERVIEW

3,774 SF freestanding retail/industrial building divisible into two suites. Enjoy 2 ground-level, roll-up doors. There are 3 restrooms, 2 offices, and plenty of open space that can be used as a bullpen or converted into industrial or retail use.

As a Lease, delivered MG with tenant paying for insurance & utilities. As a Sale, this is an excellent owner-user or investment opportunity.

PROPERTY HIGHLIGHTS

- 3,774 SF (Divisible into two suites)
- Fenced with a yard
- 2 **Ground-Level Roll-Up Doors**, 3 Restrooms, 2 Offices, 2 Newer HVAC Units, Skylights (4), and 10 **Parking Spaces**. Gas is available.
- Concrete block w/ stucco construction
- **Strong Country Club visibility (70' frontage)** and located between 2 major Mesa intersections

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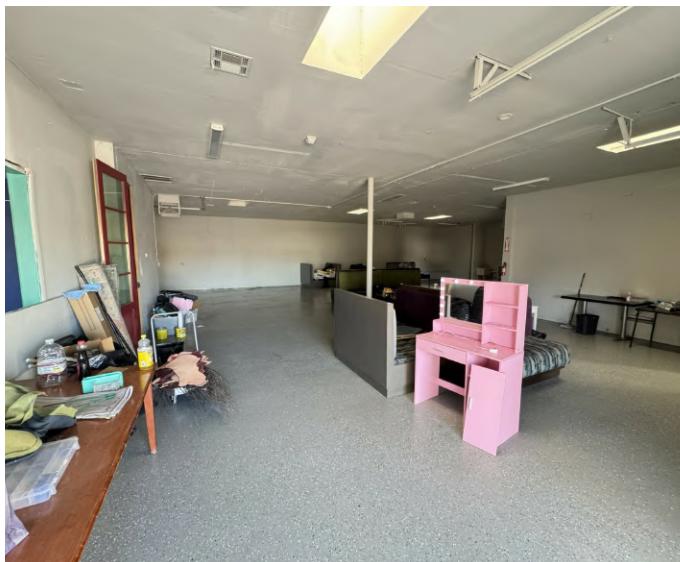
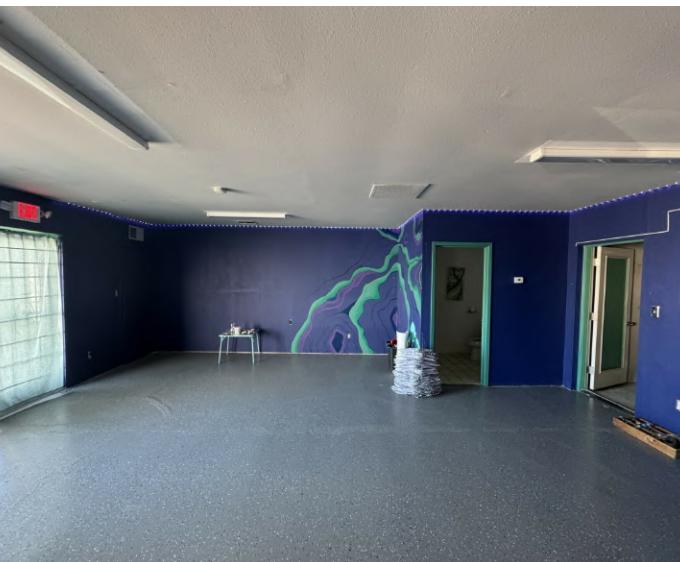
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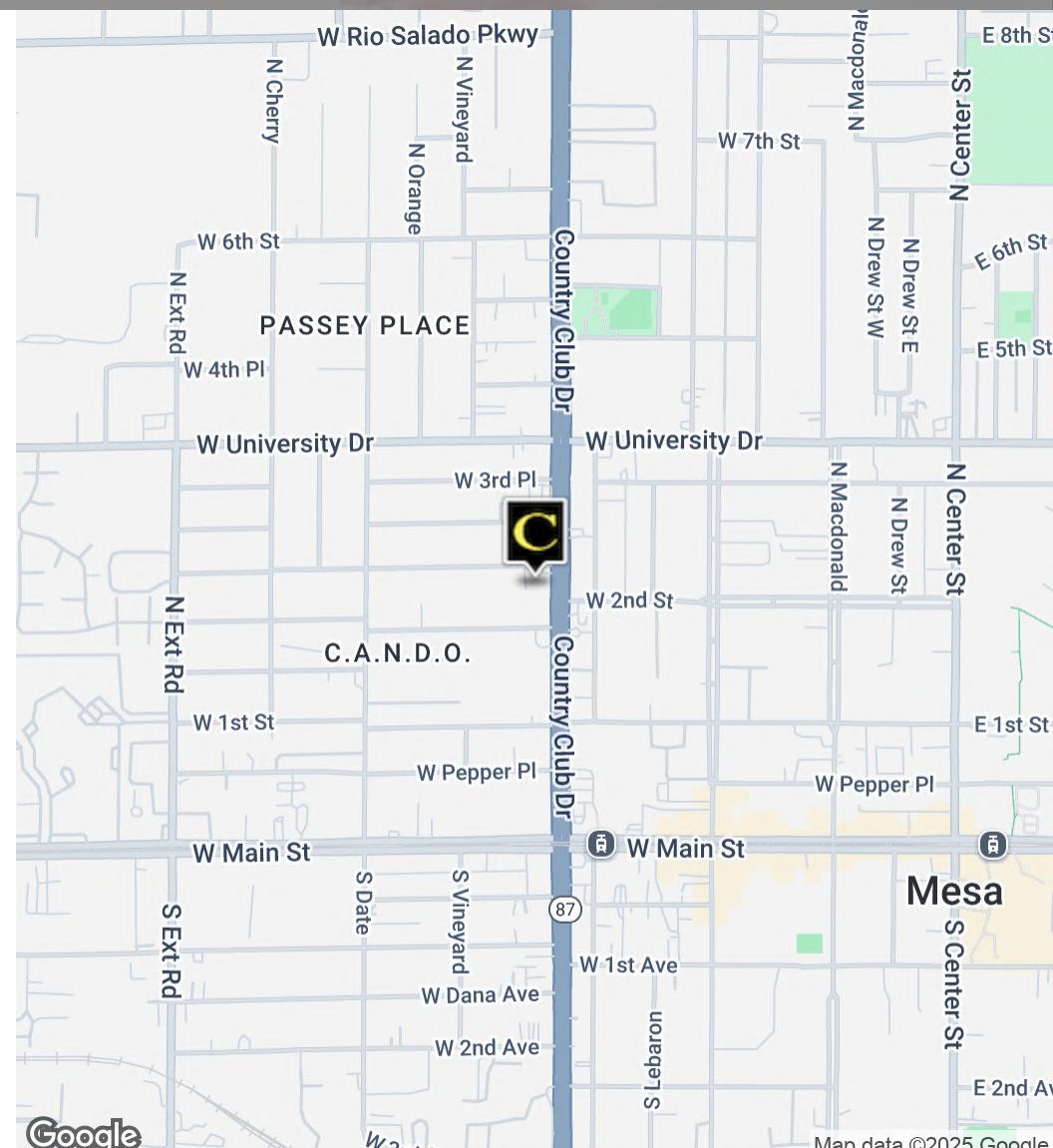
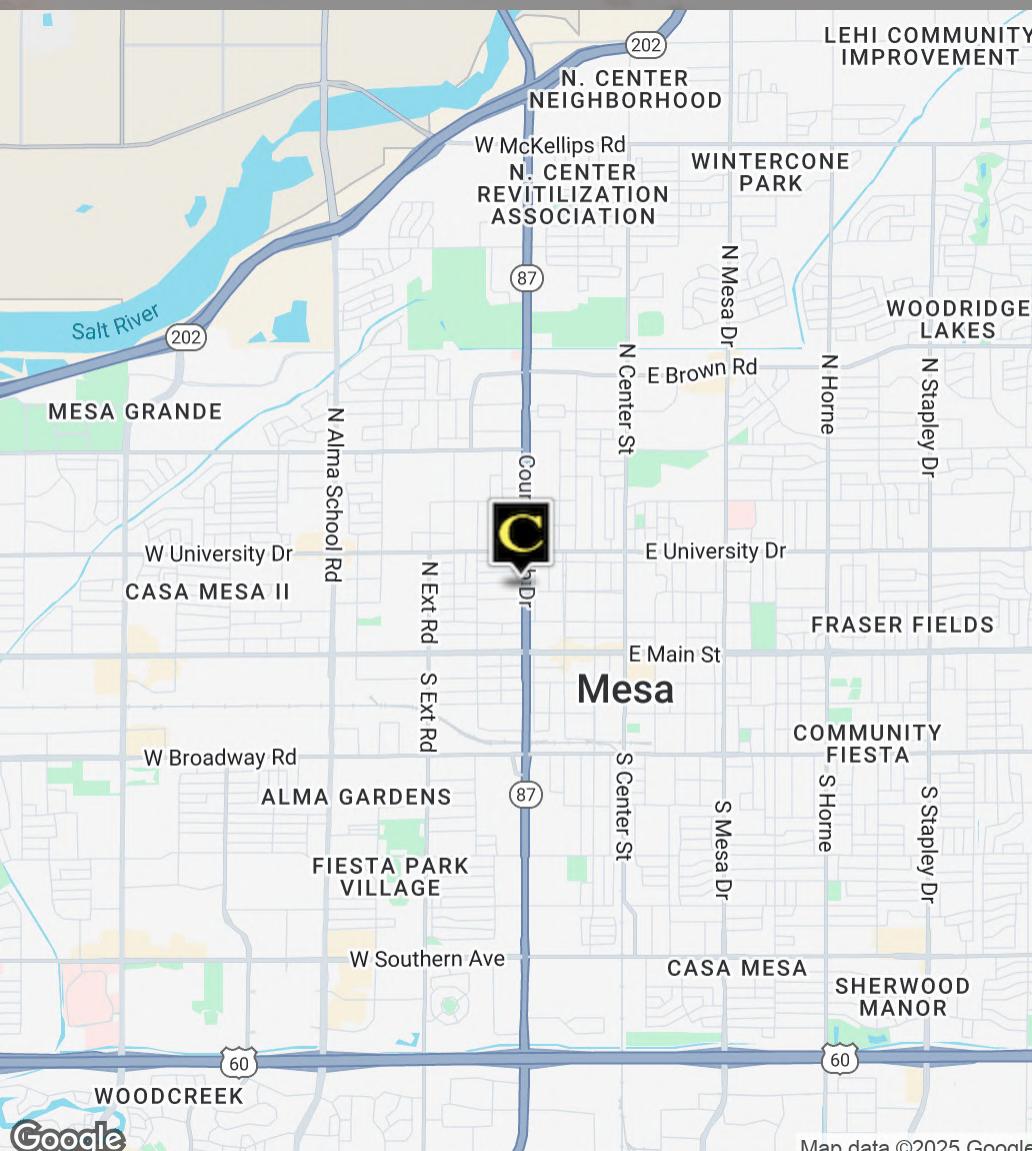
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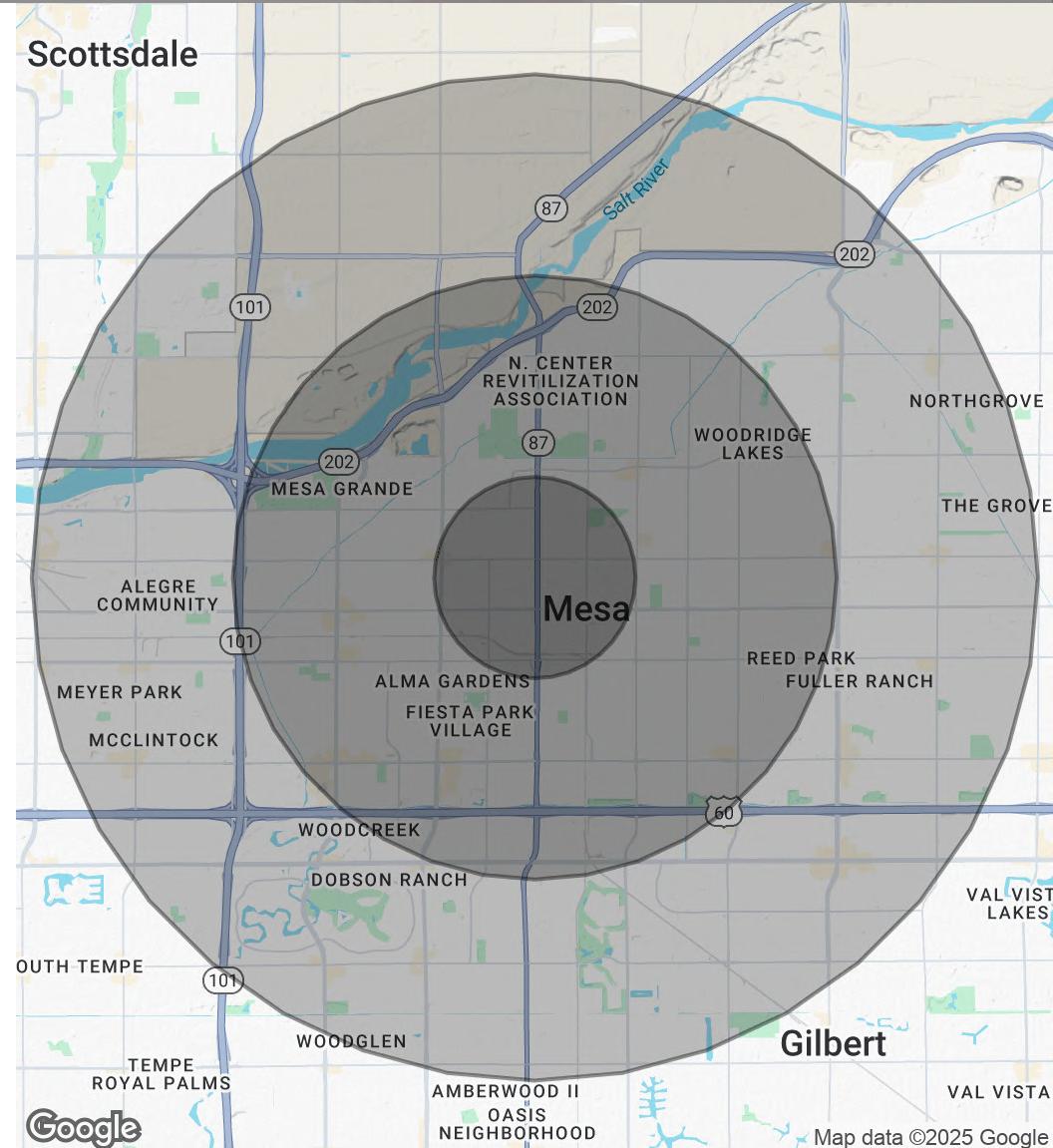
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,740	166,799	367,100
Average Age	37	35	37
Average Age (Male)	35	34	36
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,293	62,568	142,090
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$64,596	\$74,432	\$91,373
Average House Value	\$395,306	\$353,232	\$399,176

Demographics data derived from AlphaMap



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