### OPPORTUNITY ZONE REDEVELOPMENT OPPORTUNITY! MULTIPLE PARCELS FOR SALE

202

the take and

(165,513 CPD)

,219 GPD

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· TEMPE ·

MARKETPLACE

Rto Salado (32,880 CPD)



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### 203 - 221 S. MCCLINTOCK DRIVE TEMPE, AZ

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# PROPERTY SUMMARY

#### 203-221 S. MCCLINTOCK DR TEMPE, AZ



#### PROPERTY HIGHLIGHTS

- Call for Pricing
- Opportunity to assemble 3 parcels together totaling 1.12 Acres
- Perfect redevelopment opportunity located in the Opportunity Zone
- Located on McClintock Road, just south of Rio Salado Parkway with high traffic counts of over 60,000 CPD at the intersection
- The site benefits from its proximity to the 202 Freeway and Loop 101, ASU Main Campus, Tempe Marketplace
- Excellent demographics with over 350,000 people within a 5 mile radius

#### PROPERTY DEMOGRAPHICS

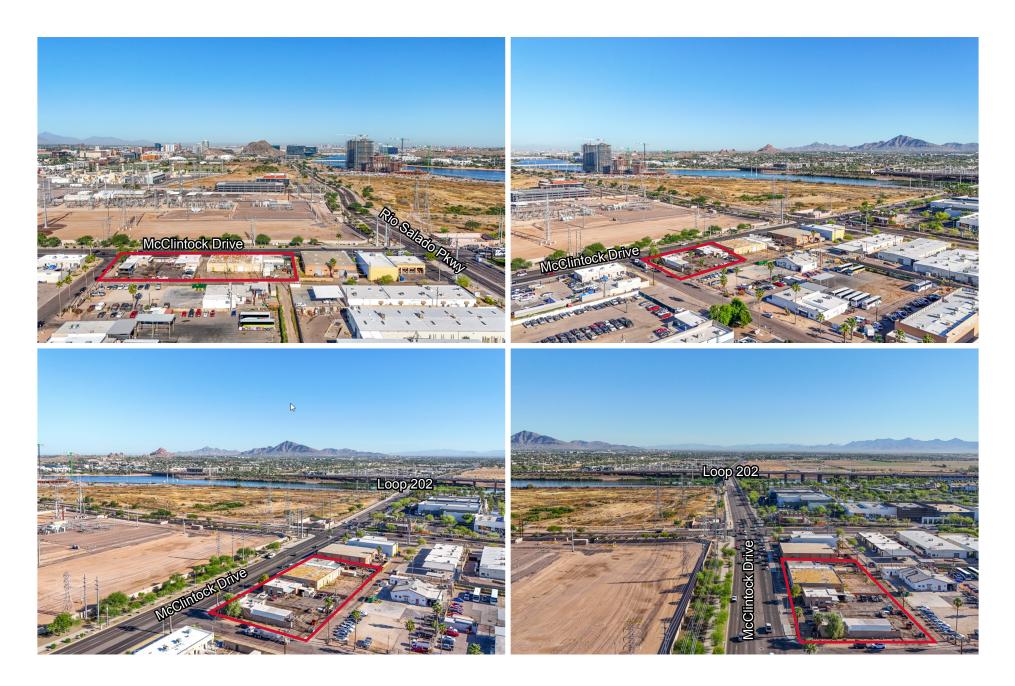
|                           | <u>1 MILE</u> | 3 MILE   | <u>5 MILE</u> |
|---------------------------|---------------|----------|---------------|
| 2023 Population:          | 14,396        | 140,586  | 355,753       |
| 2028 Population           | 14,886        | 142,974  | 360,854       |
| # of Households:          | 6,156         | 57,172   | 146,126       |
| Average Household Income: | \$42,257      | \$67,746 | \$71,558      |

#### PROPERTY SUMMARY

| ASKING PRICE:               | Call For Pricing                   |
|-----------------------------|------------------------------------|
| 203 S. MCCLINTOCK DR:       | 8,699 SF                           |
| 205 - 209 S. MCCLINTOCK DR: | 19,200 SF                          |
| 221 S. MCCLINTOCK DR:       | 21,022 SF                          |
| APN:                        | 132-41-007, 132-41-008 132-41-009, |
|                             | 132-41-010 & 132-41-011            |

### PROPERTY AERIALS

#### 203-221 S. MCCLINTOCK DR TEMPE, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

## AERIAL MAP

#### 203-221 S. MCCLINTOCK DR TEMPE, AZ



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For Additional details contact the team by phone at: (602) 888. CRE8 or by email: Lindsey@CRE8Advisors.com