

1211 NORTH COUNTRY CLUB DRIVE. MESA, AZ 85201

ANCHORED BY


**FRESENIUS
MEDICAL CARE**


OFFERED AT

\$5,300,000 / \$190.08 PSF / 7.26% CAP
27,883 SQUARE FEET
95% OCCUPIED


GOODWILL ANCHORED RETAIL CENTER

Country North Plaza is anchored by Goodwill and occupied by several e-commerce resistant tenants. The small-format footprint of the center minimizes big box exposure and features smaller service-oriented tenants.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	30,375	140,888	333,289
HOUSEHOLDS	12,037	49,985	125,518
AVERAGE INCOME	\$57,890	\$58,374	\$66,767

INVESTMENT HIGHLIGHTS

Country North is the only retail center on the intersection providing long term stability and potential for future rent growth.

Current landlord has recently invested several thousand dollars in capital and tenant improvements.

56% of the rent roll features credit tenants. Goodwill has over 120 locations, and Fresenius Medical has over 4,000 centers.

Tall monument signage and excellent visibility capture the attention of +30,000 people that live within 1 mile of the center.

Property is located on Country Club Drive just before it transitions to the SR 87. Average 24 hour traffic counts are favorable.