



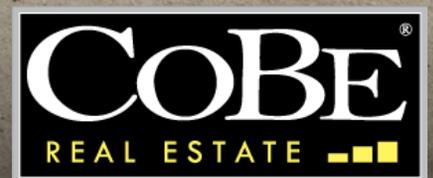
FOR SALE OR LEASE | RETAIL - INDUSTRIAL

# CENTRAL MESA BUILDING

236 N Country Club Dr, Mesa, AZ 85201

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## PROPERTY SUMMARY

Available SF:	3,774 SF
Lease Rate:	\$14.00 SF/yr (MG)
Sale Price:	\$894,900
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.

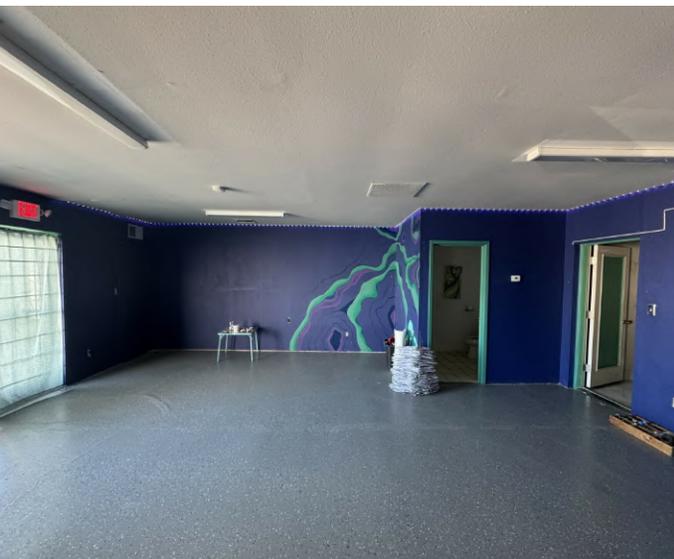
### PROPERTY HIGHLIGHTS

- 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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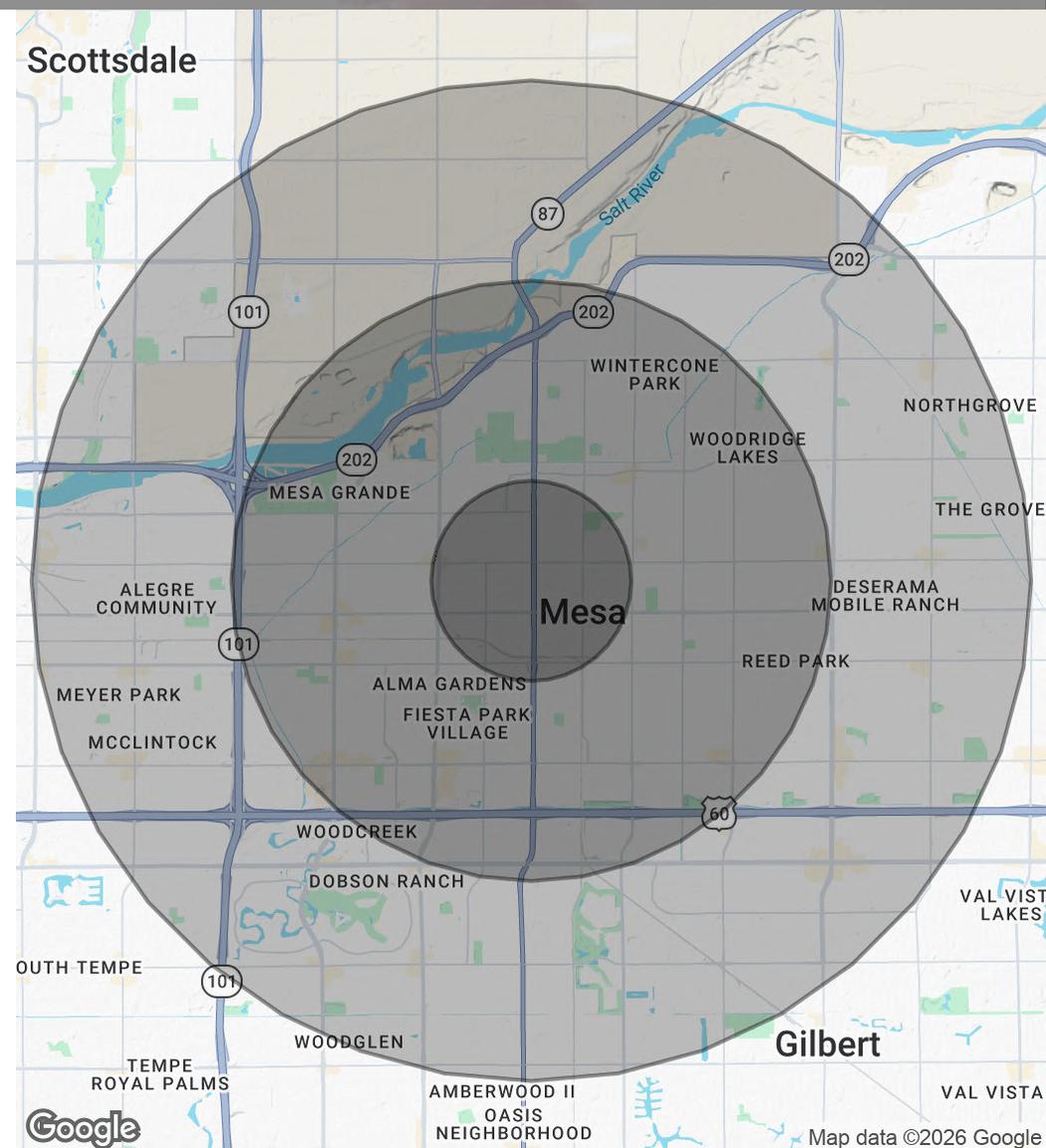
## POPULATION

	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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