



FOR LEASE | WAREHOUSE - OFFICE - AUTO SHOP

COUNTRY CLUB DR WAREHOUSE

324 N Country Club Drive, Mesa, AZ 85201

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



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PROPERTY OVERVIEW

Available for lease: 3,000 square foot commercial property consisting of a 2,250 square foot auto shop, or general warehouse, with two bay doors and 750 square feet of office space. The office area includes a reception area, three private offices, bathroom, and combination break room/storage. Call for lease rate!

PROPERTY SUMMARY

Available SF:	3,000 SF
Lease Rate:	Call for Rate
Cross Streets:	Country Club Dr & University
Zoning:	DB-2

PROPERTY HIGHLIGHTS

- 2,250 sq ft auto shop, or general warehouse, with two bay doors
- 750 sq ft office with reception, three offices, a bathroom, and break room/storage
- Monument Signage Available
- Situated on a high-traffic road, this location receives more than 30,000 VPD

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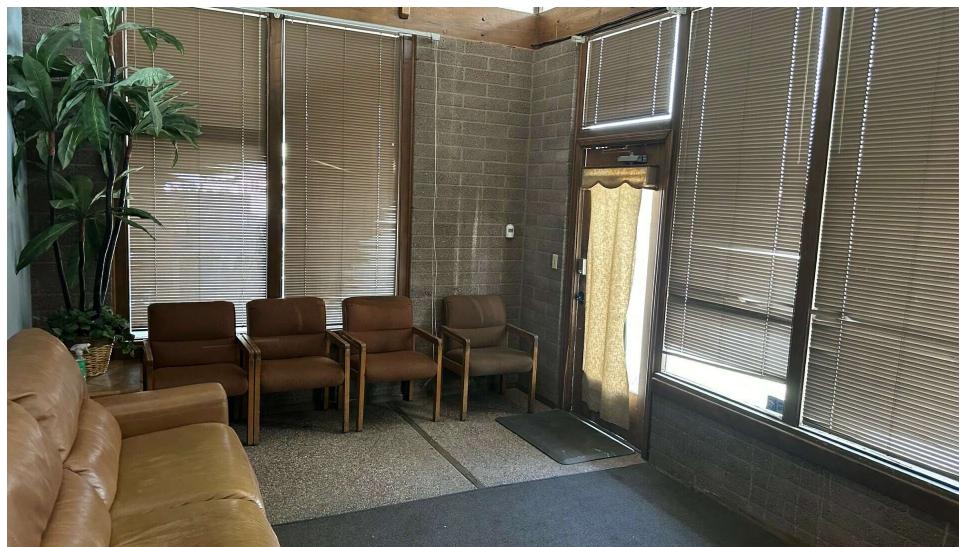
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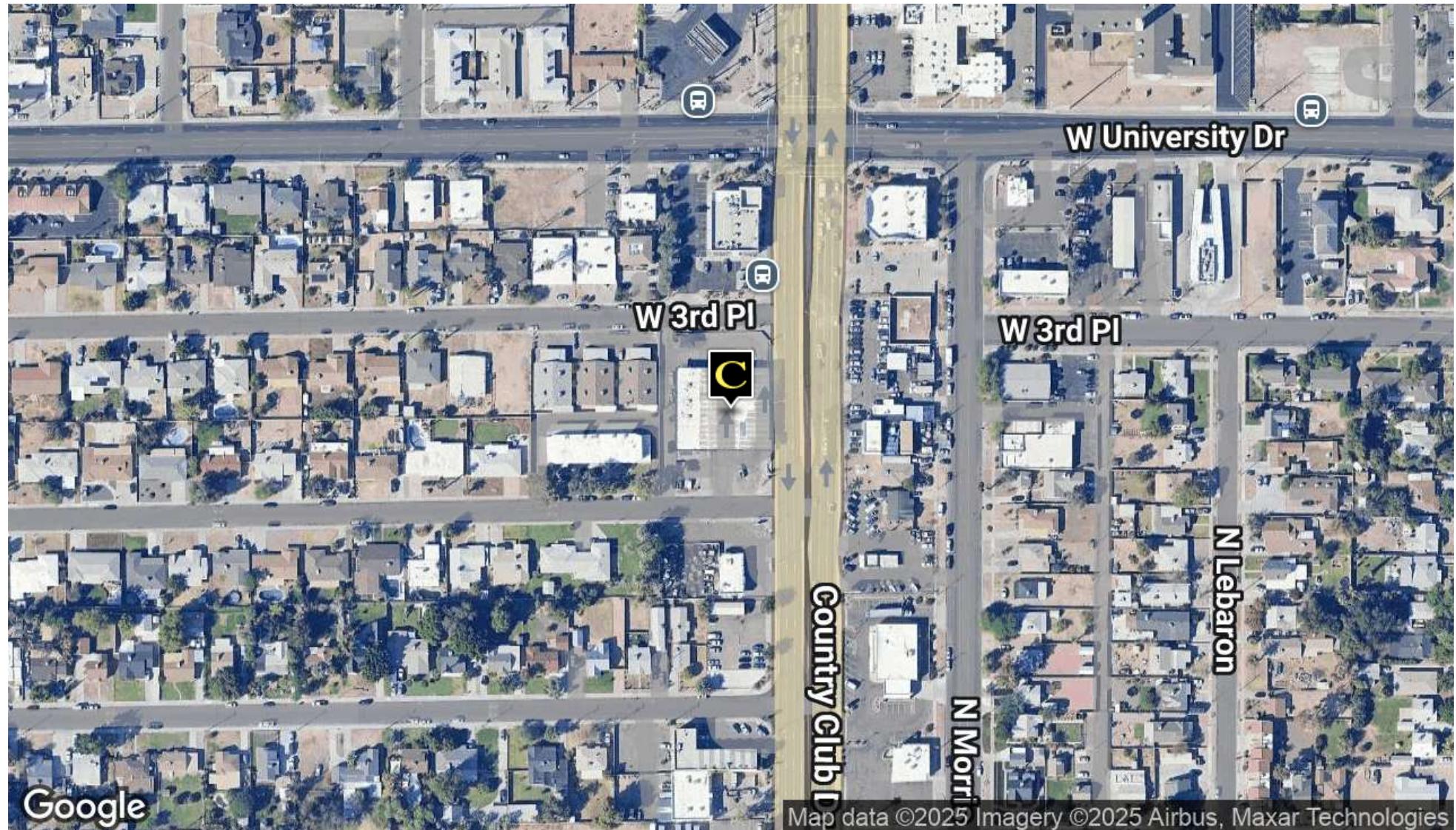
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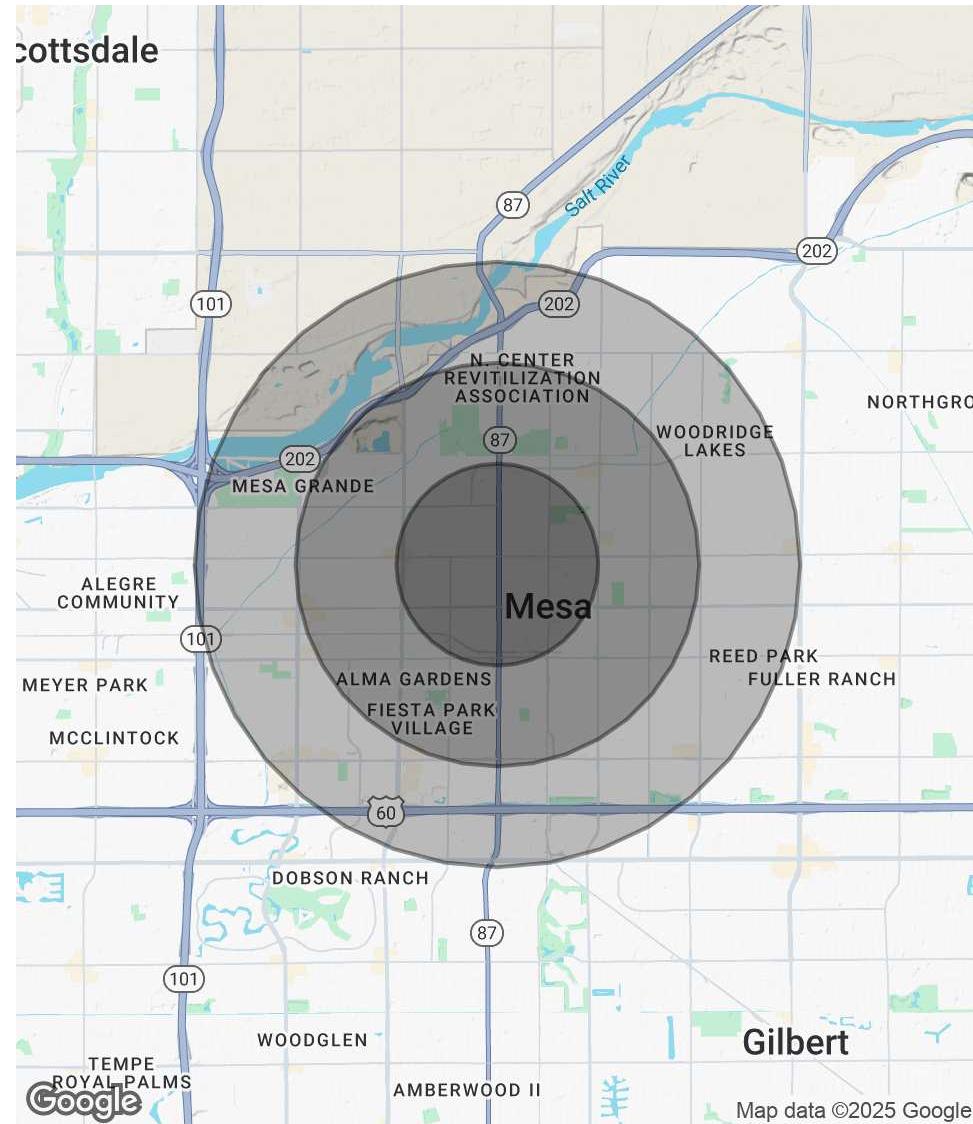
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,078	76,310	149,324
Average Age	30.7	29.6	29.5
Average Age (Male)	28.9	29.2	29.0
Average Age (Female)	33.6	30.4	30.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,422	27,022	54,688
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$47,657	\$48,448	\$48,089
Average House Value	\$167,063	\$158,764	\$160,121

2020 American Community Survey (ACS)



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