



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



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

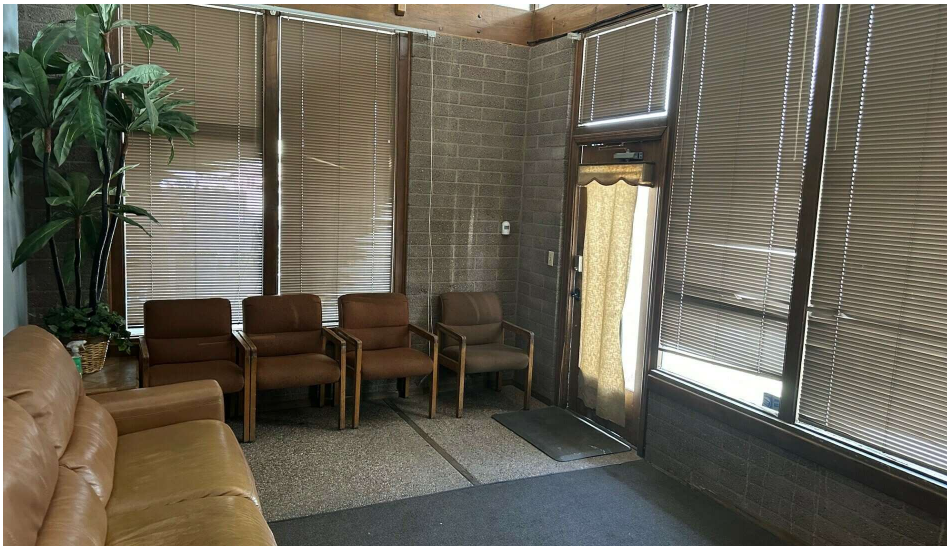
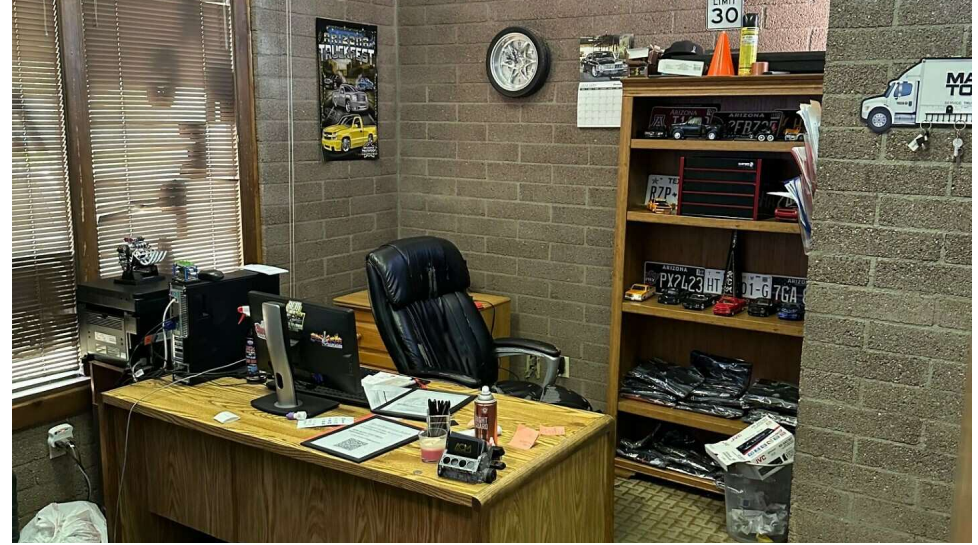
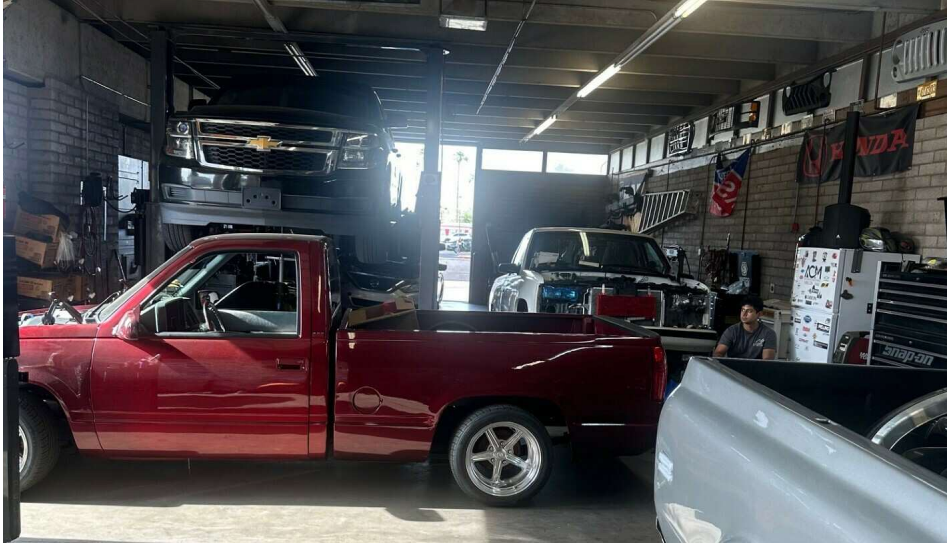
PROPERTY HIGHLIGHTS

- 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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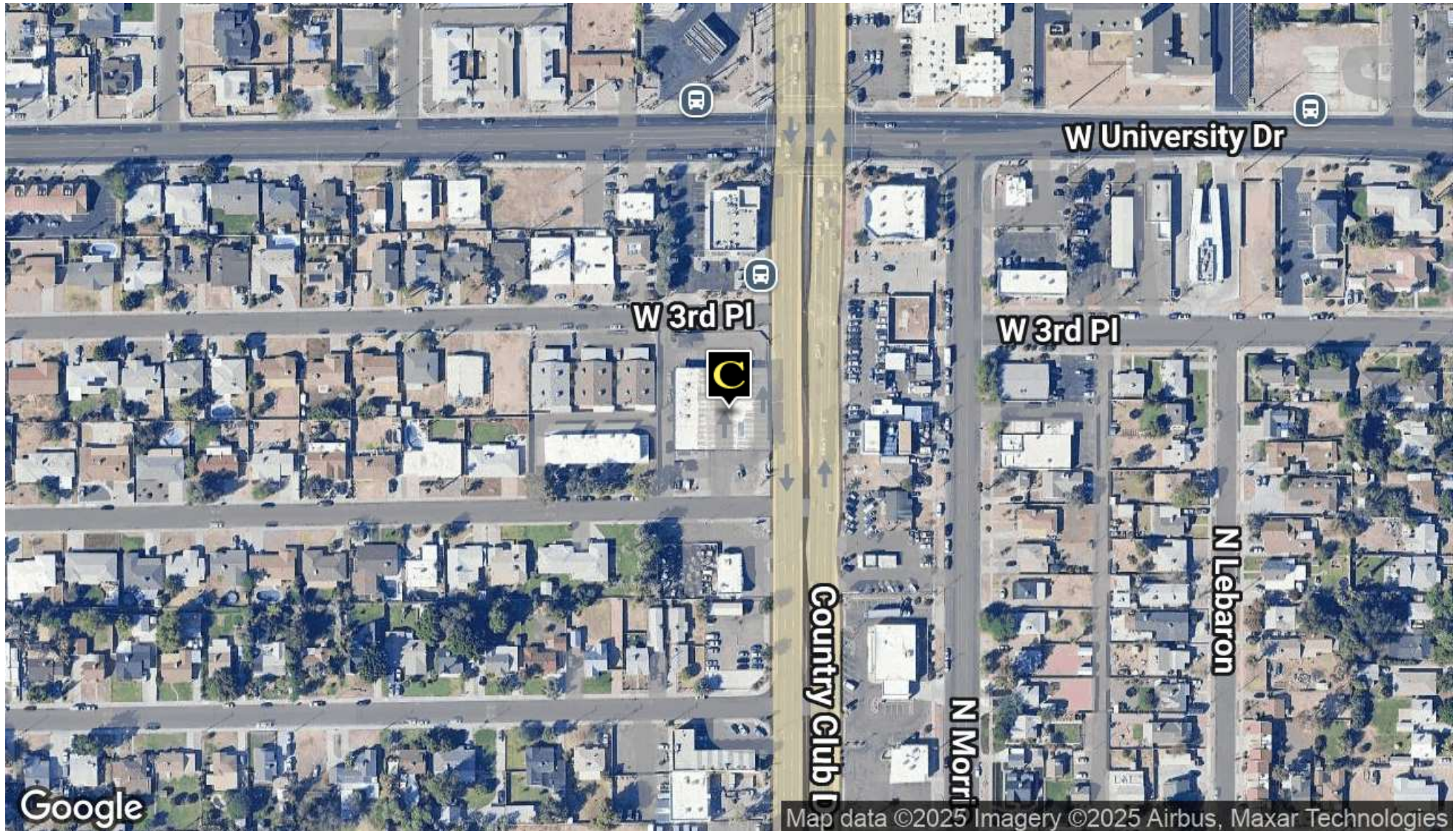
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

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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)

