

# FOR SALE OR LEASE!

**CRE8**  
ADVISORS



(165,513 CPD)

McClintock Drive (33,219 CPD)

· TEMPE ·  
MARKETPLACE

Rio Salado (32,880 CPD)



(151,269 CPD)



221 S. MCCLINTOCK  
DRIVE  
TEMPE, AZ

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# PROPERTY SUMMARY

221 S. MCCLINTOCK DRIVE  
TEMPE, AZ



## PROPERTY HIGHLIGHTS

- Call for Pricing
- Currently a 3,000 SF automotive building
  - 1,400 SF office
  - 1,600 SF office
  - Yard space
- 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

	1 MILE	3 MILE	5 MILE
2023 Population:	14,396	140,586	355,753
2028 Population	14,886	142,974	360,854
# of Households:	6,156	57,172	146,126

## PROPERTY SUMMARY

ASKING RENT:	Call For Pricing
ASKING PRICE:	\$2,200,000
LAND AREA:	0.47 ACRES
BUILDING SF:	3,000 SF Total
APN:	132-41-010 & 132-41-011



# AERIAL MAP

221 S. MCCLINTOCK DRIVE  
TEMPE, AZ





# SITE PLAN OVERVIEW

221 S. MCCLINTOCK DRIVE  
TEMPE, AZ





For Additional details contact the team  
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