



INVERNESS MEDICAL PLAZA AVAILABLE FOR SALE

NEC of E Baseline Rd and S Greenfield Rd
Mesa, Arizona

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INVERNESS MEDICAL PLAZA



◆ For Sale: 4566 E. Inverness, Suites 102, 202 & 208

Property Highlights

- Suite 102 is ±3,292 SF (Parcel # 140-68-108) - Tenant is Sonoran MRI
- Suite 202 is ±3,465 SF (Parcel # 140-68-111) - Tenant is The Pain Experts
- Suite 208 is ±3,142 SF (Parcel # 140-68-145) - Tenant is Desert Spine and Scoliosis
- Investors will benefit from stable, in-place NOI
- 1.5 miles from Banner Gateway Medical Center
- Easy access to patients, located off of the US-60 and Greenfield
- Located directly on the campus of Arizona Spine and Joint Hospital
- Sold together or separately
- Call for pricing + details on tenants

Traffic Counts

E Baseline Rd	23,717 CPD
S Greenfield Rd	32,230 CPD

Total	55,947 CPD
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Demographics

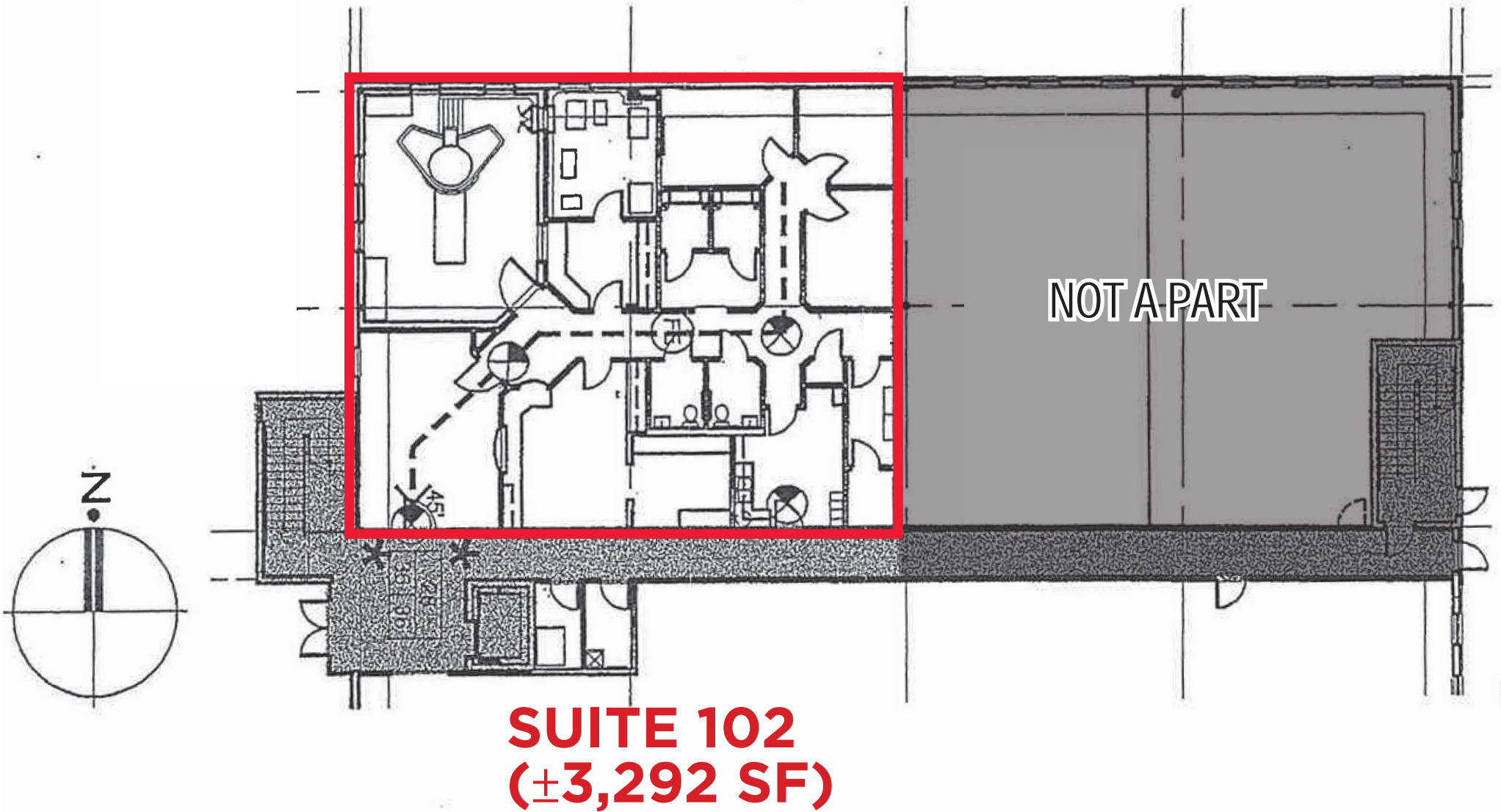
	1 mi	3 mi	5 mi
Estimated Population	13,150	133,508	364,542
Avg Household Income	\$144,616	\$119,238	\$117,705
Estimated Households	5,135	53,270	140,863

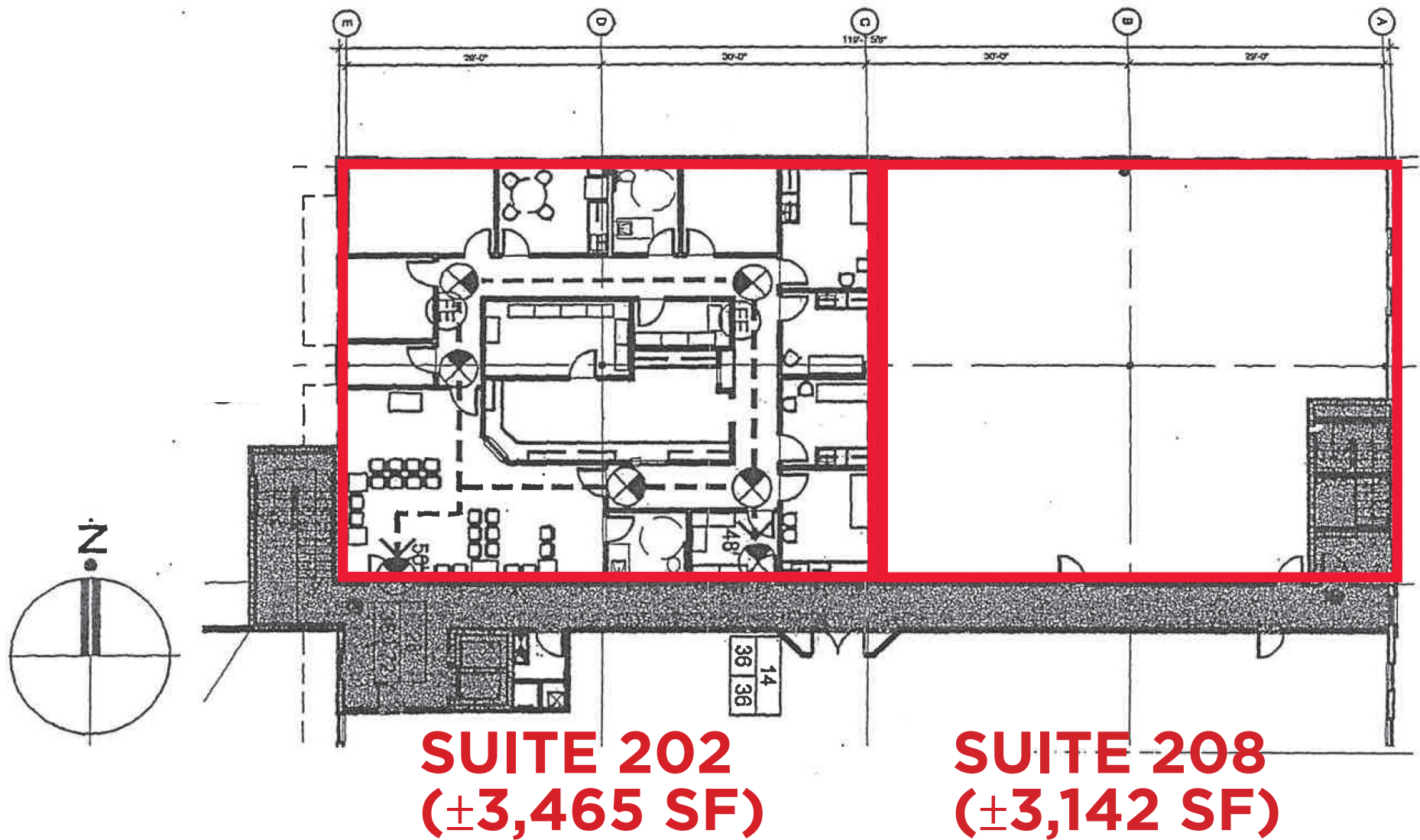
Source: SitesUSA

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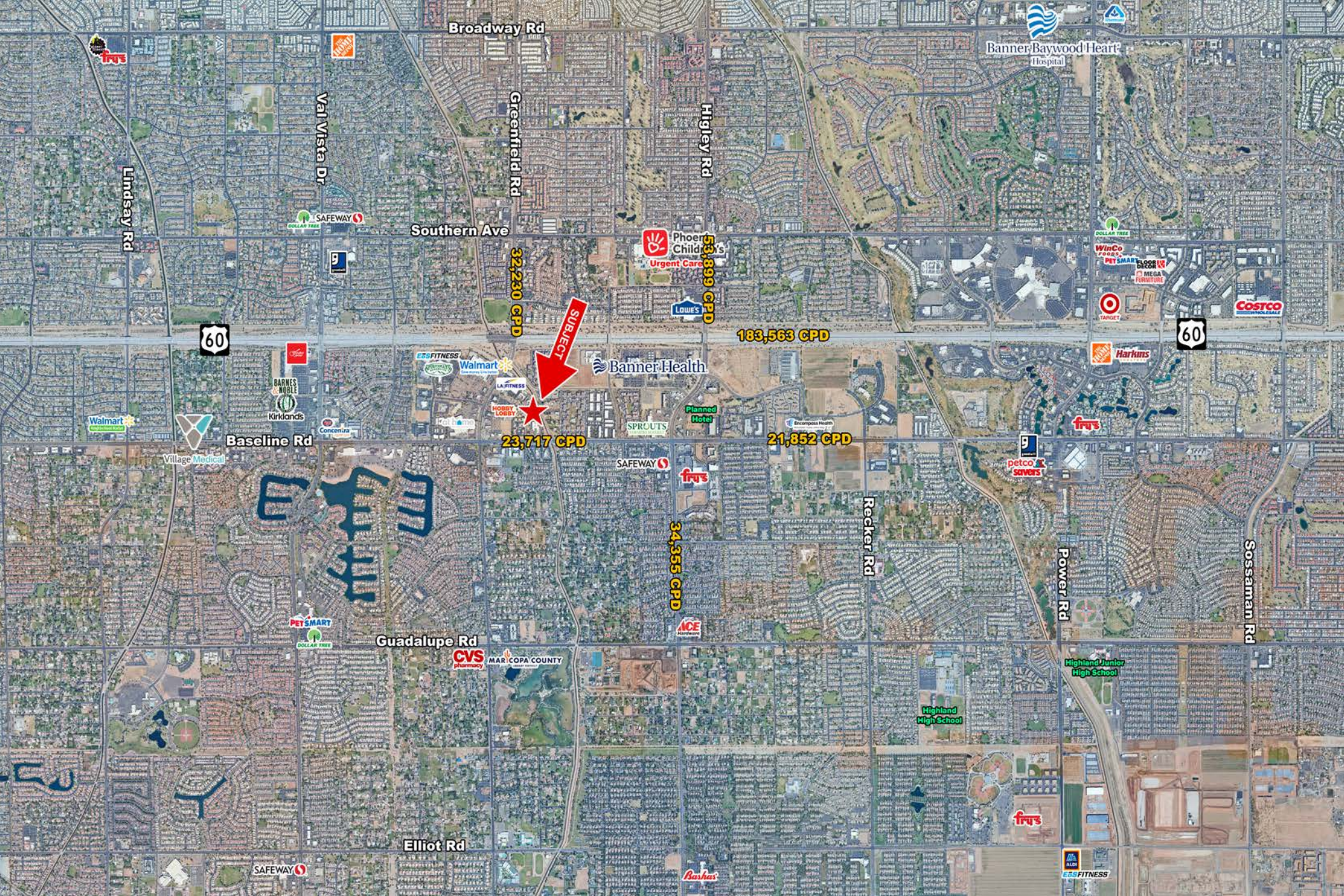
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DEMOGRAPHICS



2025 POPULATION

1 MILE: 13,150
3 MILES: 133,508
5 MILES: 364,542



MEDIAN HOUSEHOLD INCOME

1 MILE: \$144,616
3 MILES: \$119,238
5 MILES: \$117,705



2025 TOTAL HOUSEHOLDS

1 MILE: 5,135
3 MILES: 53,270
5 MILES: 140,863



TOTAL BUSINESSES

1 MILE: 1,208
3 MILES: 5,813
5 MILES: 14,990



MEDIAN HOME VALUE

1 MILE: \$494,394
3 MILES: \$403,010
5 MILES: \$411,818



NUMBER OF EMPLOYEES

1 MILE: 7,087
3 MILES: 34,148
5 MILES: 99,139

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