

MCCLINTOCK PROFESSIONAL PLAZA

1300 N MCCLINTOCK DR #14 | CHANDLER, AZ 85226

FOR LEASE



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com

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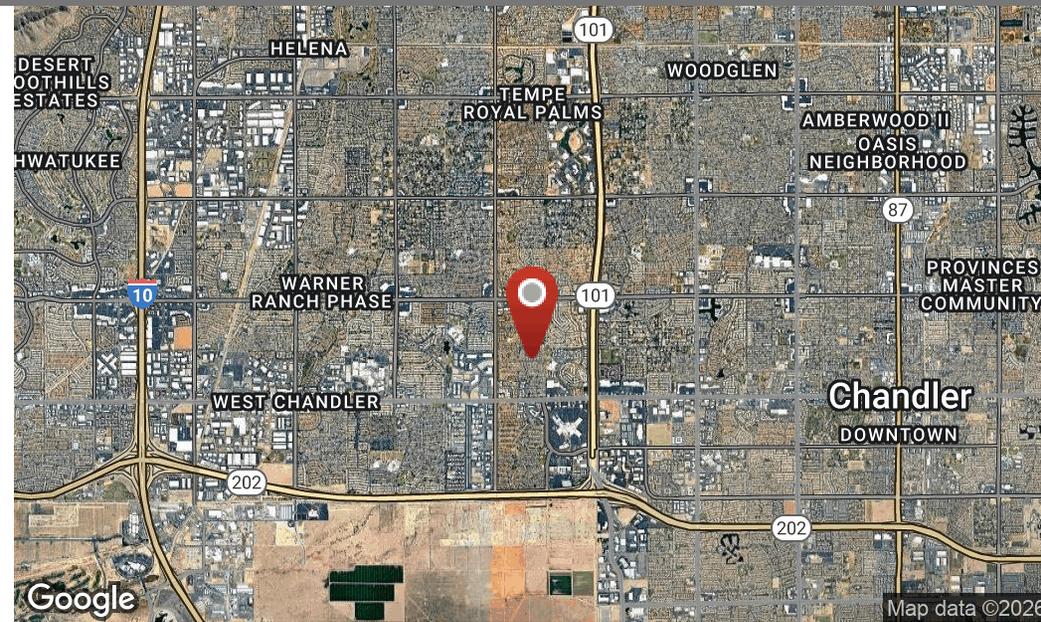
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



MCCLINTOCK PROFESSIONAL PLAZA - EXECUTIVE SUMMARY

1300 NORTH MCCLINTOCK DRIVE STE 14, CHANDLER, AZ 85226

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OFFERING SUMMARY

Suite Available:	850 SF
Cross Streets:	McClintock & Ray Rd
Lease Rate:	\$25.00 SF/yr (Full Service)
Year Built:	1999
Zoning:	PAD
Buildout:	General Office

PROPERTY OVERVIEW

Located just west of the Loop 101 (Price Corridor), 1300 N McClintock offers excellent freeway access and convenient connectivity to major job centers, retail destinations, and surrounding residential areas. The property is situated within a well-established professional plaza featuring office and medical office users, making it ideal for healthcare providers, accountants, attorneys, consultants, and other professional services. Nearby professional and retail uses enhance walk-in visibility and overall tenant appeal. The area benefits from a strong commuter population, supporting consistent daytime activity and business exposure. Additionally, continued growth in surrounding residential neighborhoods provides a steady customer and workforce base for local businesses.

PROPERTY HIGHLIGHTS

- Immediate Loop 101 access
- Professional office plaza
- Strong commuter-driven location
- Complementary retail surrounds

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CLOSE PROXIMITY TO LOCAL RETAIL

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STRONG SUBMARKET DEMOGRAPHICS

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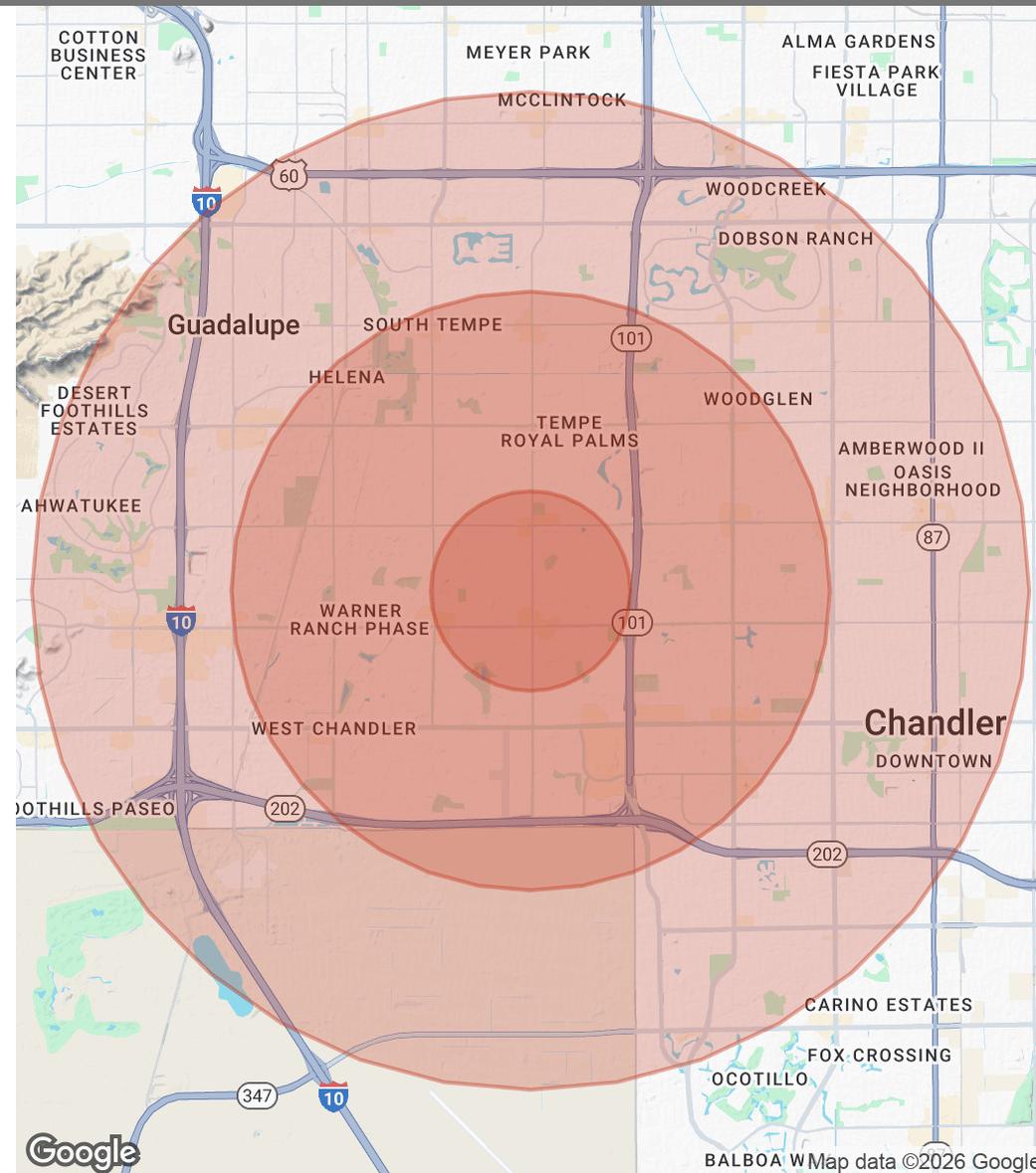
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,403	108,767	326,545
Average Age	41	41	39
Average Age (Male)	40	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,483	43,932	131,893
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$158,465	\$137,651	\$114,014
Average House Value	\$589,012	\$544,587	\$470,422



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