

HARD CORNER PAD FOR SALE

CRE8
ADVISORS



LOOP
202

(165,513 CPD)

McClintock Drive (33,219 CPD)



· TEMPE ·
MARKETPLACE

Rio Salado (32,880 CPD)

LOOP
101

(151,269 CPD)



221 S. MCCLINTOCK
DRIVE
TEMPE, AZ

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com

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

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
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 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





The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and the first "8" are black, while the second "8" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font.

CRE8 ADVISORS

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com