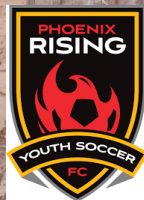


FOR SALE

CRE8
ADVISORS



LOOP
202

(165,513 CPD)

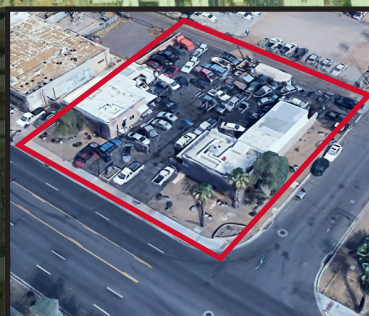
· TEMPE ·
MARKETPLACE

Rio Salado (32,880 CPD)

McClintock Drive (33,219 CPD)

LOOP
101

(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
- Perfect redevelopment opportunity
- Currently a 3,000 SF automotive building
- 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
Average Household Income:	\$42,257	\$67,746	\$71,558

PROPERTY SUMMARY

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

AERIAL MAP

221 S. MCCLINTOCK DRIVE
TEMPE, AZ





For Additional details contact the team
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