



FOR LEASE | MEDICAL/DENTAL

MEDICAL / GENERAL OFFICE

4827 E Southern Suite 200, Mesa, AZ 85206

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	2,522 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	2,522 SF
Zoning:	O-S
Cross Streets:	E Southern & S Higley Rd

LOCATION OVERVIEW

Excellent location with frontage on Southern Avenue in Mesa. Adjacent to Franklin Elementary and Franklin at Brimhall Junior High School. Situated in an excellent office and retail corridor within 1 mile to US-60 Superstition Freeway with easy access from either Higley or Greenfield Rd.

PROPERTY HIGHLIGHTS

- 2,522 SF Medical or General Office Available for Lease at \$16 SF NNN
- TI Improvements Negotiable
- Excellent Location for Dental Specialist; Adjacent to Whiting Dental
- Build Out Includes: Large waiting room, reception area, 3 private exam rooms, open exam area for multiple exam chairs, x-ray station, prep stations, lab room, restroom, office with private restroom and file/storage room.
- Great Visibility with Southern Avenue Frontage and Easy Ingress and Egress
- Adjacent to Franklin Elementary and Franklin at Brimhall Junior High School
- Monument Signage, High Parking Ratios and Covered Parking Available
- Within 1 Mile of US-60 with Easy Access from both Higley and Greenfield Rd

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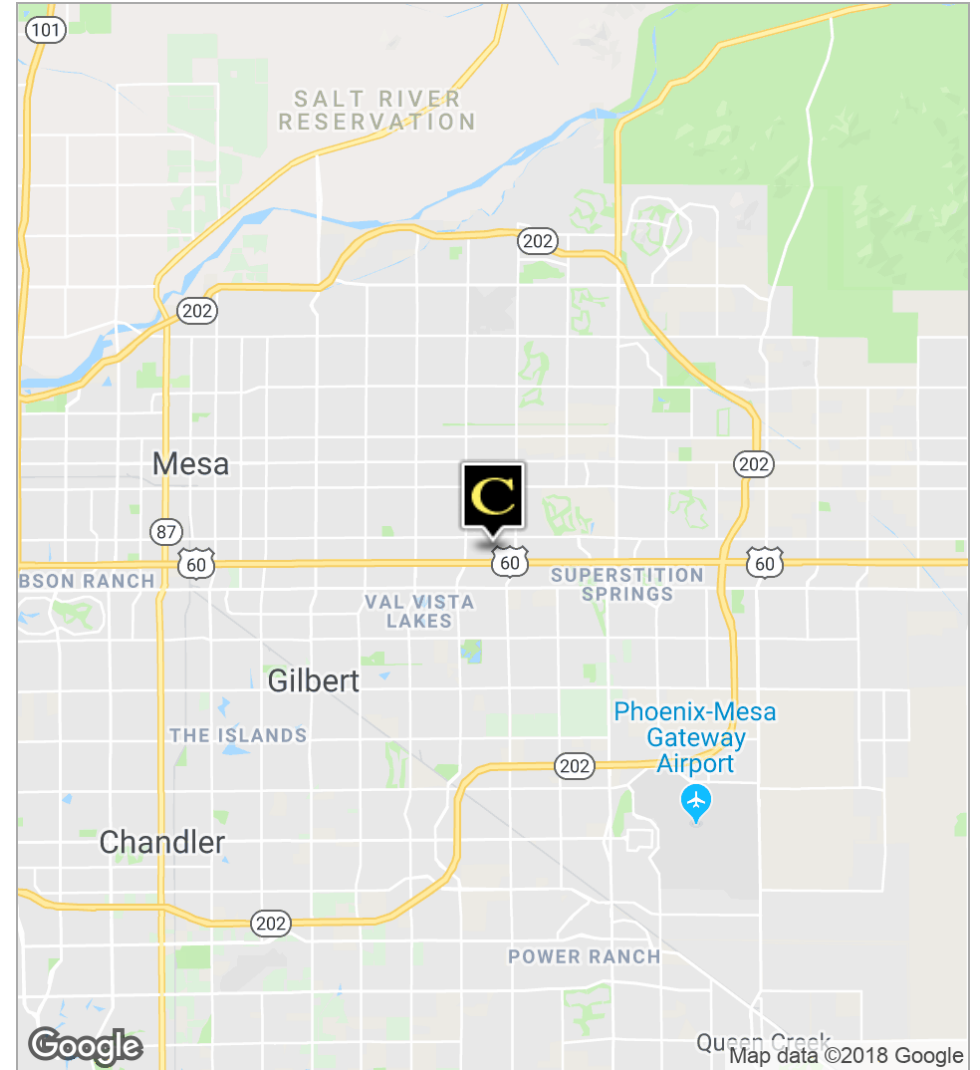
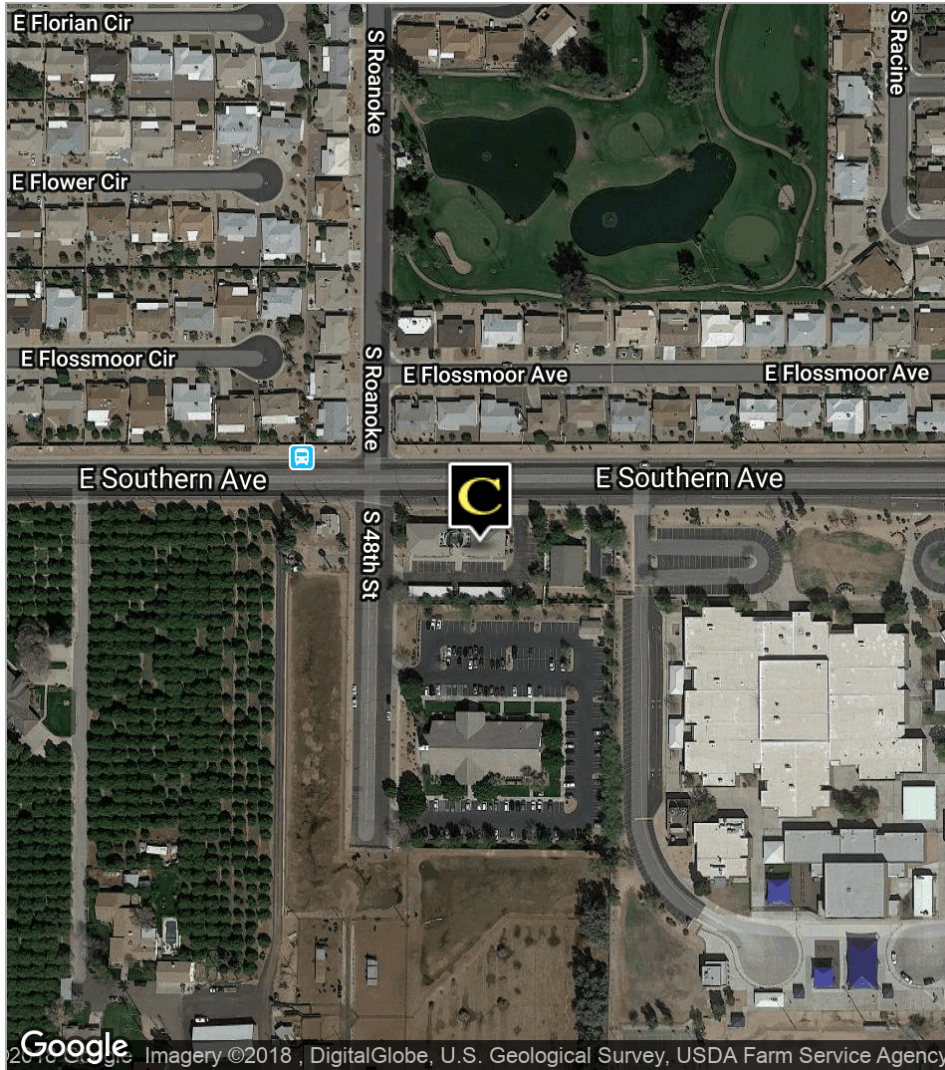
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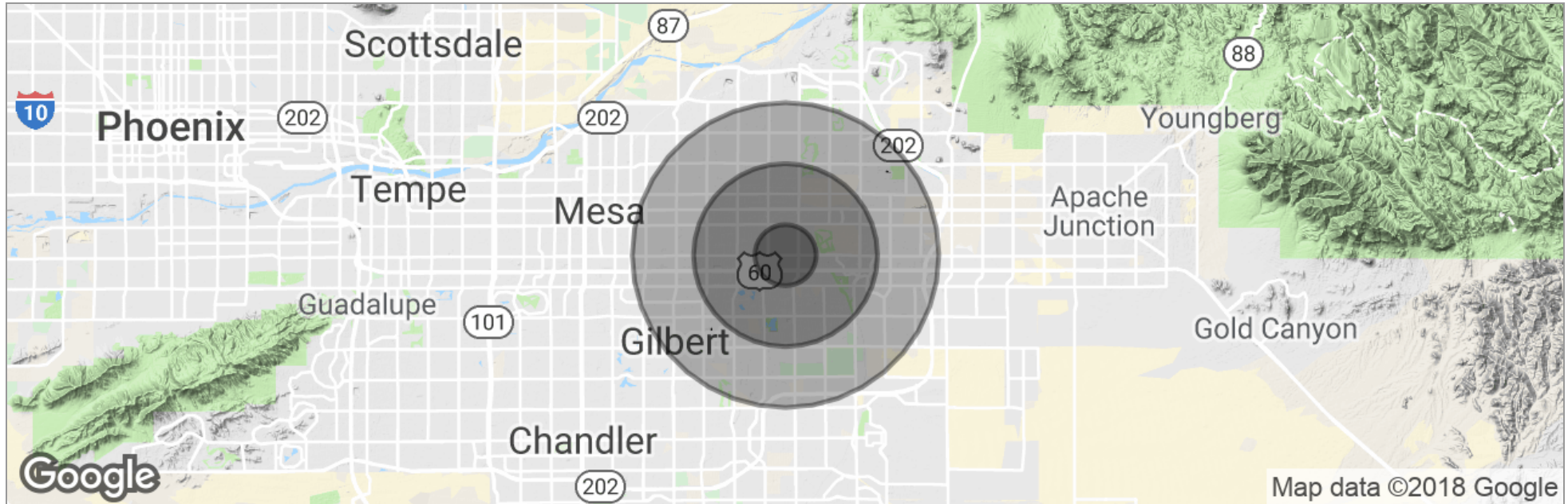
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	1 Mile	3 Miles	5 Miles
Total Population	12,007	114,461	302,299
Population Density	3,822	4,048	3,849
Median Age	50.4	43.4	39.0
Median Age (Male)	48.9	42.4	37.9
Median Age (Female)	52.0	44.4	40.2
Total Households	5,565	47,235	115,760
# of Persons Per HH	2.2	2.4	2.6
Average HH Income	\$58,400	\$65,973	\$68,096
Average House Value	\$270,296	\$198,242	\$220,118

* Demographic data derived from 2010 US Census