

FOR SALE

BUILDING C

GRAY SHELL MEDICAL / OFFICE BUILDING
±4,200 Sq. Ft. Medical / Professional



\$195/SF

Courtyards at Cobblestone

967 N McQueen Road | Chandler, Arizona 85225

Presented by

JOHN QUATRINI

Associate Broker

C 602 859 0506

john@shellcommercial.com

SUZANNE ENRIGHT

Senior Associate

C 602 471 2981

suzanne@shellcommercial.com

Shell Commercial Investment Real Estate

O 480 443 3992

F 480 443 3680

www.shellcommercial.com

16410 N 91st Street | Suite 112 | Scottsdale, AZ 85260

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PROPERTY OVERVIEW:

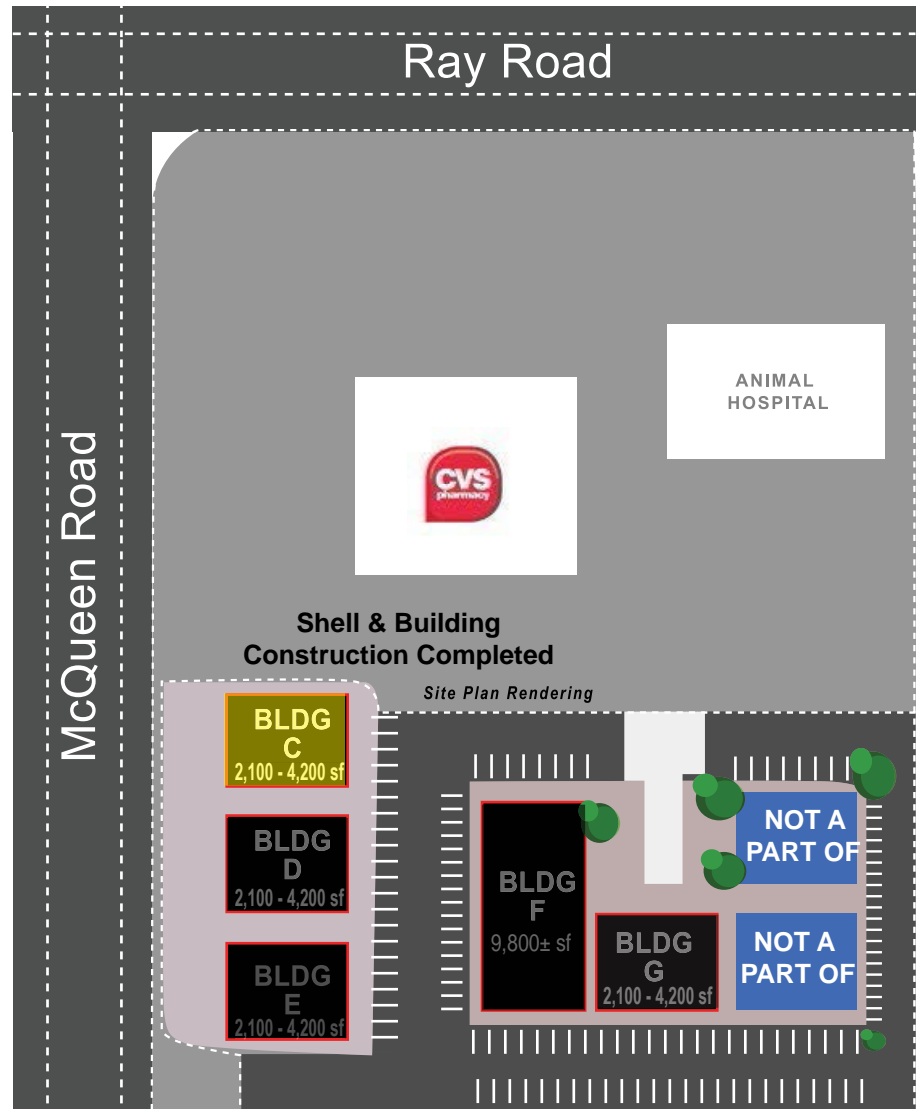
“Gray Shell” Medical & Professional Office Building
fronting North McQueen Road

PROPERTY DETAILS:

- Five (5) new build office condominiums
- Onsite improvements of: Paved driveway, landscaped streets, parking lot and exterior lighting
- PAD Zoning - City of Chandler
- High traffic exposure | ±53,500 cars/day

LOCATION OVERVIEW:

- Located just south of the SEC of Ray & McQueen Roads in Chandler, Arizona.
- Courtyards at Cobblestone consist of 5 freestanding new build office condos (4 - 2,100 to 4,200± and 1 - 9,800± sf building)



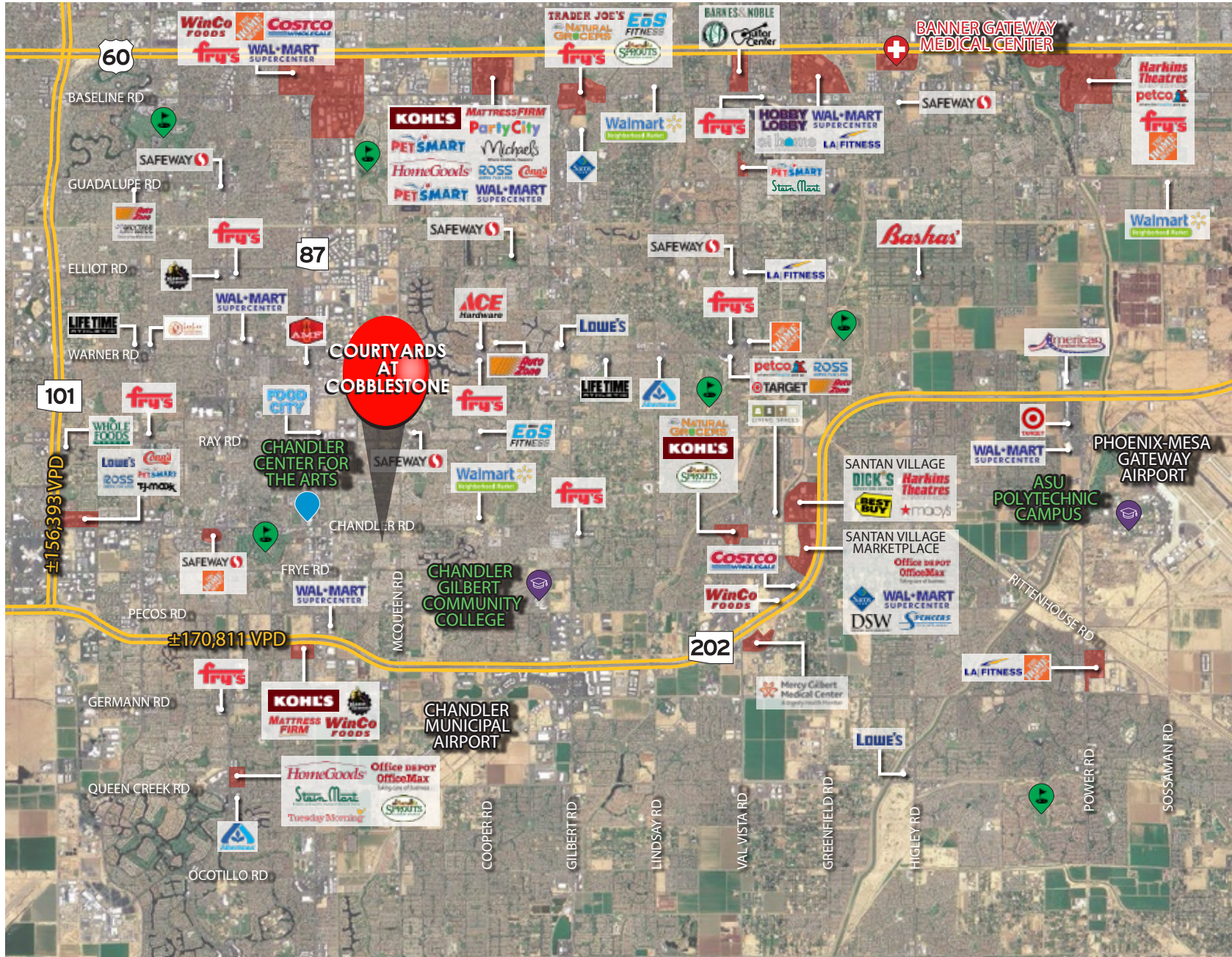
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DEMOGRAPHICS*

3-Mile Radius

Population

2018: 134,208
2023 Projected Increase: 6.44%
Average Age: 35.50

Households

2018: 47,929
2023 Projected Growth: 6.43%
Average Household Size: 2.80

Housing

Median Home Value: \$243,800
Median Year Built: 1992

*Based on CoStar information accessed January 2019



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