

6163 E BASELINE RD

MESA, AZ 85206 | ±2.8 Acres Available

LAND FOR SALE

\$11.95 PSF



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 03 05 19

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CPi

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 6777 N. Gainey Center Dr., Suite 215, Scottsdale, AZ 85258 | www.cpijaz.com

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PROPERTY HIGHLIGHTS

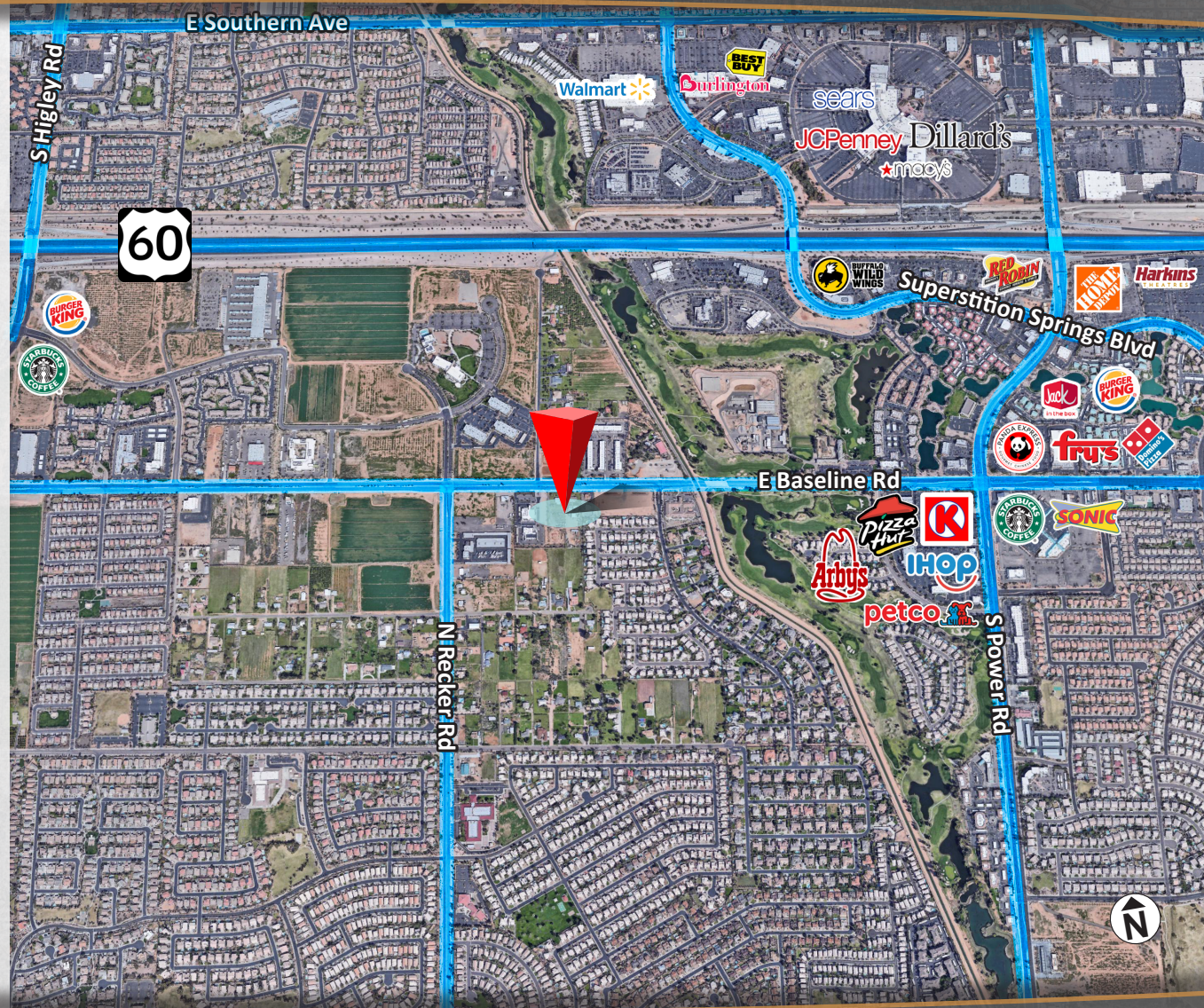
- PARCEL: 313-11-952
- ±2.8 ACRES (±121,968 SF)
- GC ZONING
- HOME CURRENTLY SITS ON THE PROPERTY

TRAFFIC COUNTS

US 60 HWY:	183,390 VPD
E BASELINE RD:	21,230 VPD
S POWER RD:	39,400 VPD

DEMOGRAPHICS

	1M	3M
POPULATION:	10,835	106,190
AVG AGE:	32.0	42.8
HOUSEHOLDS:	3,779	42,412
AVG HH INCOME:	\$88,049	\$76,437



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