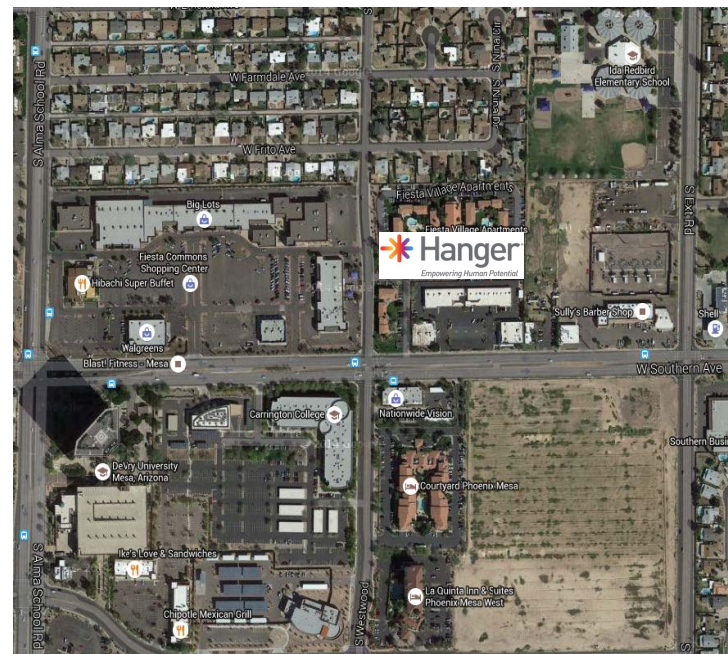


Mesa Retail Center Near Fiesta Mall

Southeast Valley Multi-Tenant Investment Offering



932 W. Southern Ave Mesa AZ 85210

SALE PRICE:	\$1,376,338.00
CAP RATE:	7.75%
NOI:	\$110,107
LOT SIZE:	31,915 sq ft
BUILDING SIZE:	8,800 SF
YEAR BUILT:	1982
ZONING:	C1 City of Mesa



The premier provider of orthotic and prosthetic solutions Hanger Clinic, a business unit of Hanger, Inc., specializes in orthotic and prosthetic services and products with one goal in mind: empowering human potential. With over 1,300+ clinicians, Hanger Clinic provides the greatest collective of clinical talent available anywhere. Specializing in the provision of orthotic and prosthetic solutions, our teams efficiently deliver effective clinical systems, innovative technologies and outstanding customer service to more than one million plus patients each year at over 740+ Hanger Clinic locations nationwide.

Our Vision: To be the partner of choice for services and products that enhance human physical capability. **Our Mission:** To provide our patients and customers with valued rehabilitative products and services in a caring and professional manner, while maintaining a rewarding atmosphere for our associates and investors. **Realizing Our Potential:** At Hanger Clinic, we care about empowering human potential for our patients, products, services, partners and associates. Learn how we strive to realize our potential every day!

**Contact Aaron Carson for additional
Information at 480-321-5557**