

# JOIN DUTCH BROS & WENDY'S



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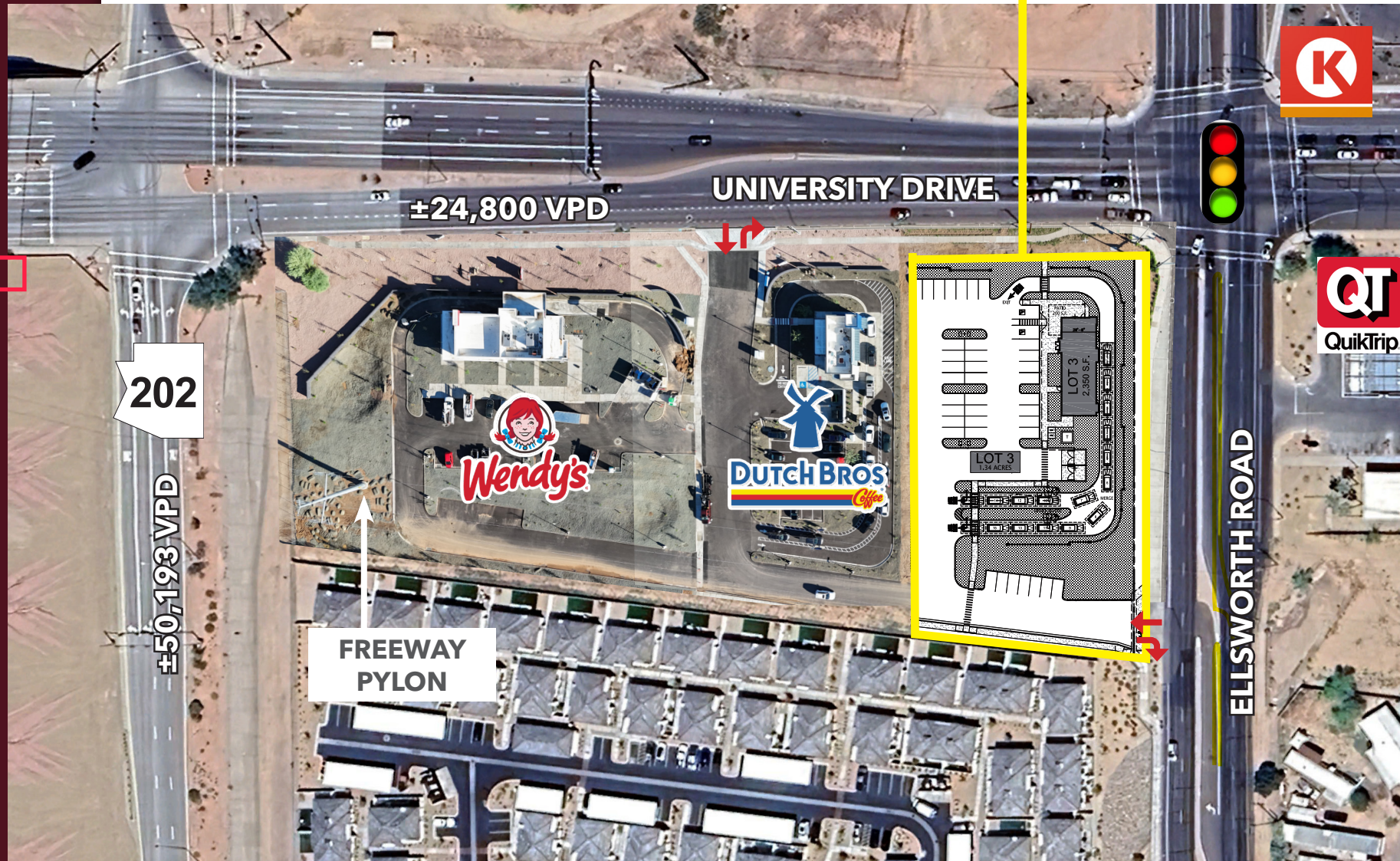
# JOIN DUTCH BROS & WENDY'S





available pads

LAST PAD AVAILABLE - 1.34 AC



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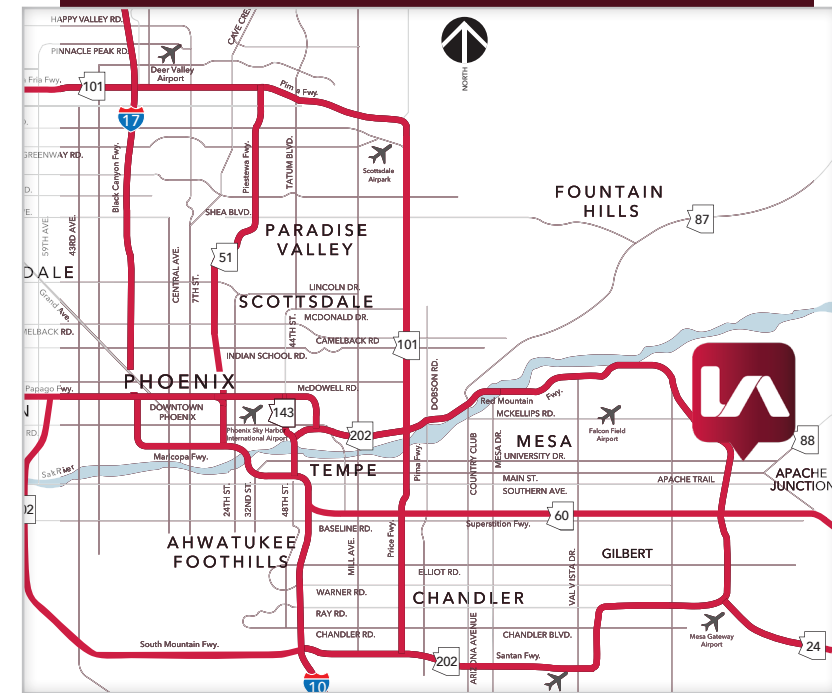


# 2023 NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 NUMBER OF HOUSEHOLDS
<b>1 MILE</b>	14,112	\$72,157	10,810	5,658
<b>3 MILES</b>	90,183	\$90,091	69,195	36,504
<b>5 MILES</b>	219,983	\$96,545	194,195	90,648

## COMMENTS

- Excellent visibility along University Drive and the Loop 202, where approximately 54,000 vehicles pass by the site per day
- Full-diamond interchange at the intersection
- Strong daytime population in the immediate trade area with over 190,000 persons within a 5 mile radius
- Established neighborhoods surround the intersection where the average HH incomes exceed \$96,545 and there are more than 90,648 homes within the 5 miles of the site
- Nearby schools include Red Mountain High School (3,361 students), Skyline High School (2,455 students), and Smith Junior High (975 students).



**1.34 AC**  
**LOT 3**

**HARD ZONED DRIVE THRU  
LC (LIMITED COMMERCIAL)  
CITY OF MESA  
ZONING**

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