

JOIN DUTCH BROS & WENDY'S



**MARK T.
BRAMLETT**

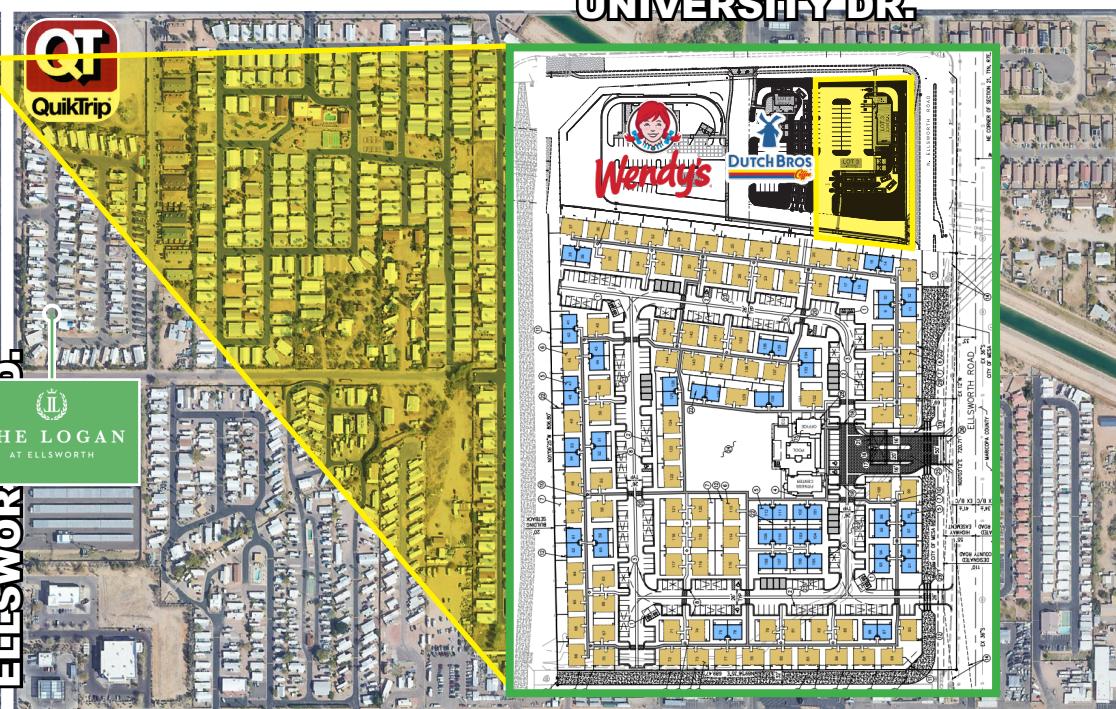
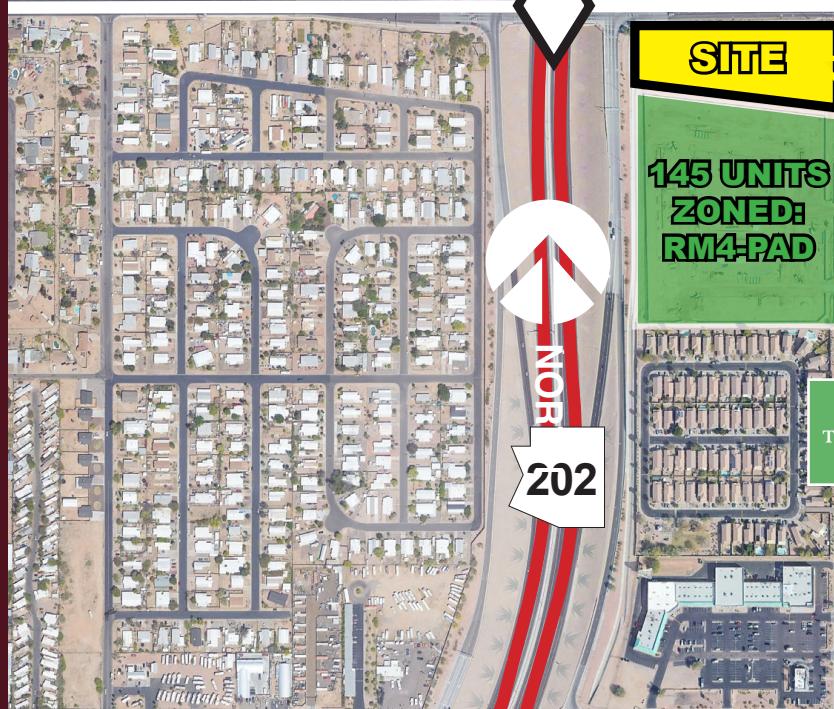
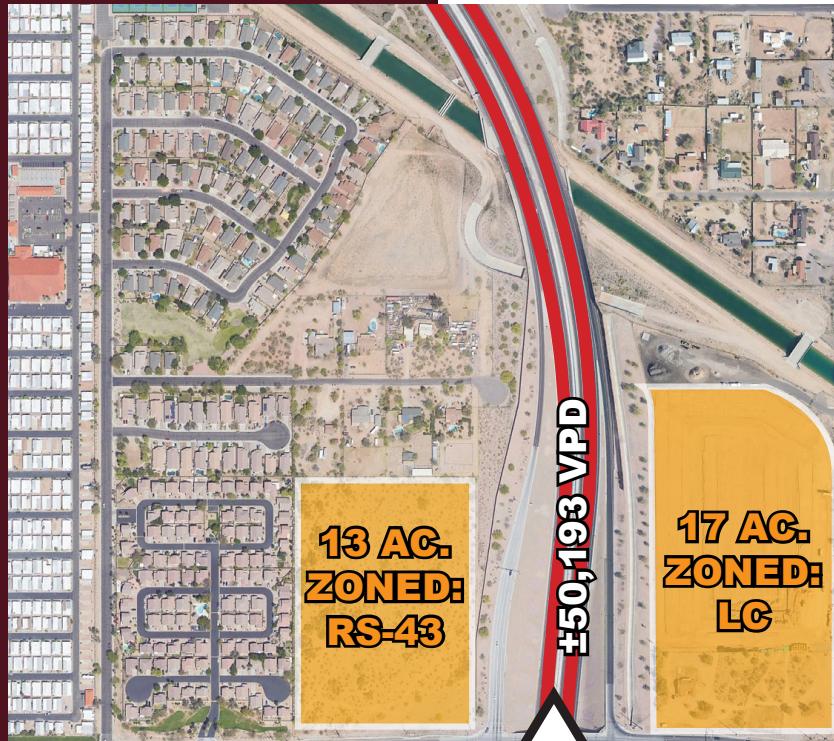
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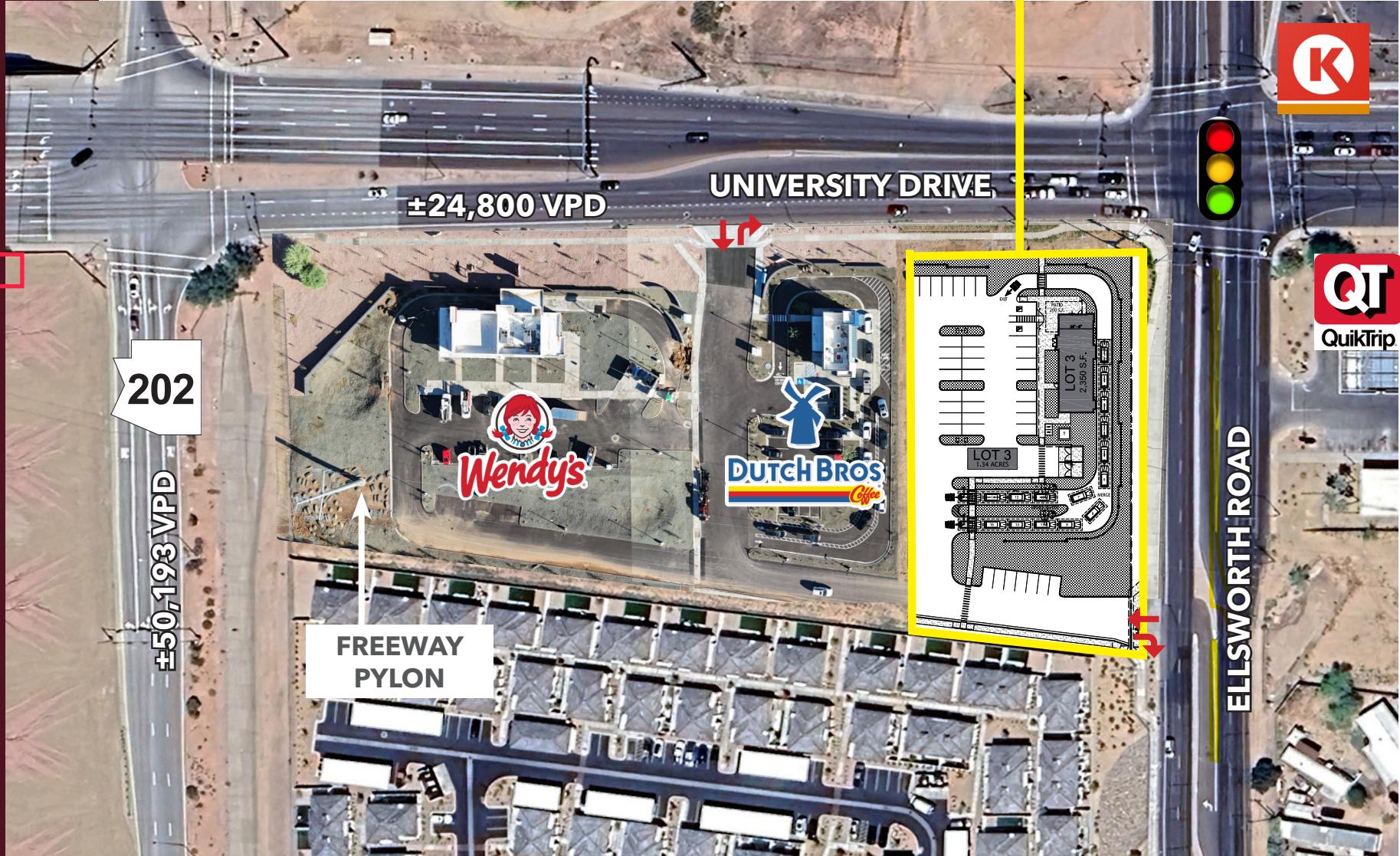
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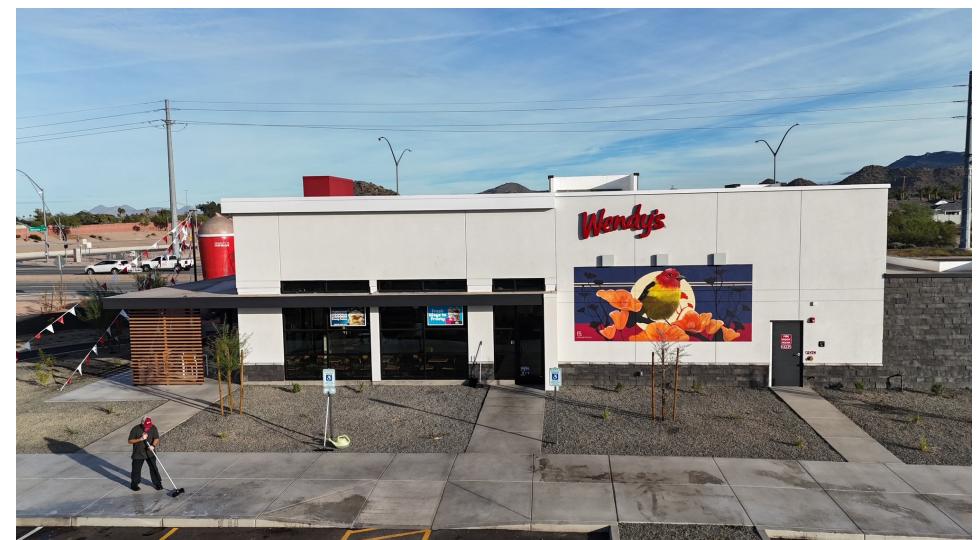
available pads



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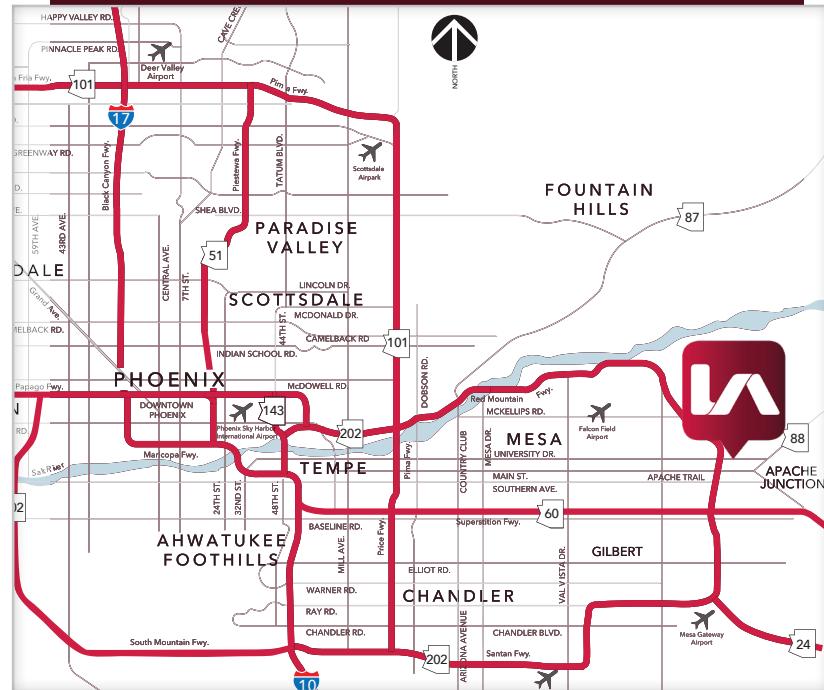
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2023 NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	NUMBER OF HOUSEHOLDS
1 MILE	14,112	\$72,157	10,810	5,658
3 MILES	90,183	\$90,091	69,195	36,504
5 MILES	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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