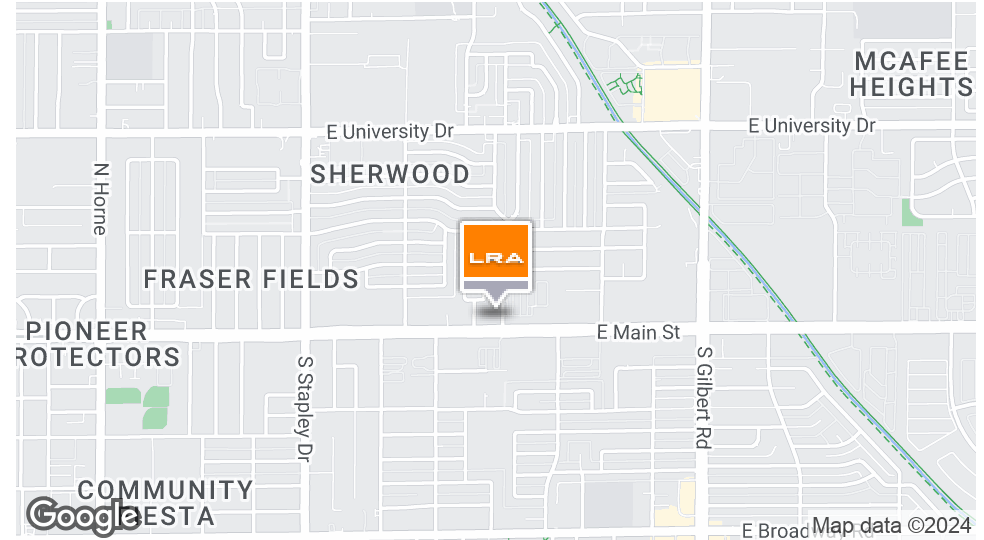


Retail Flex Space With Fenced Yard On Approximately 1/2 Acre

1552 E Main St | Mesa, AZ 85203



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	2,036 SF
Available SF:	2,000 SF
Lot Size:	22,000 SF
Year Built:	1952
Zoning:	GC
Market:	Phoenix
Submarket:	Mesa

PROPERTY OVERVIEW

Discover the ideal location for your business with a large fenced yard at 1552 E Main St, Mesa, AZ, 85203, which is situated in the heart of Mesa. The property is a short drive from major transportation arteries like the US-60 and Loop 202. Building needs major work, but is listed at half of market rent in exchange for Tenant doing the building repairs. The property presents an exceptional opportunity for you to save money on a long term lease.

PROPERTY HIGHLIGHTS

LARGE FENCED YARD
MAIN ST. FRONTAGE
CLOSE TO LIGHT RAIL AND DOWNTOWN MESA

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,557	6,482	26,068
Average Age	34	34	33
Average Age (Male)	34	33	33
Average Age (Female)	35	34	34

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	818	2,048	8,754
# of Persons per HH	3.1	3.2	3
Average HH Income	\$71,225	\$70,565	\$72,804
Average House Value	\$327,630	\$327,608	\$374,495

Demographics data derived from AlphaMap

