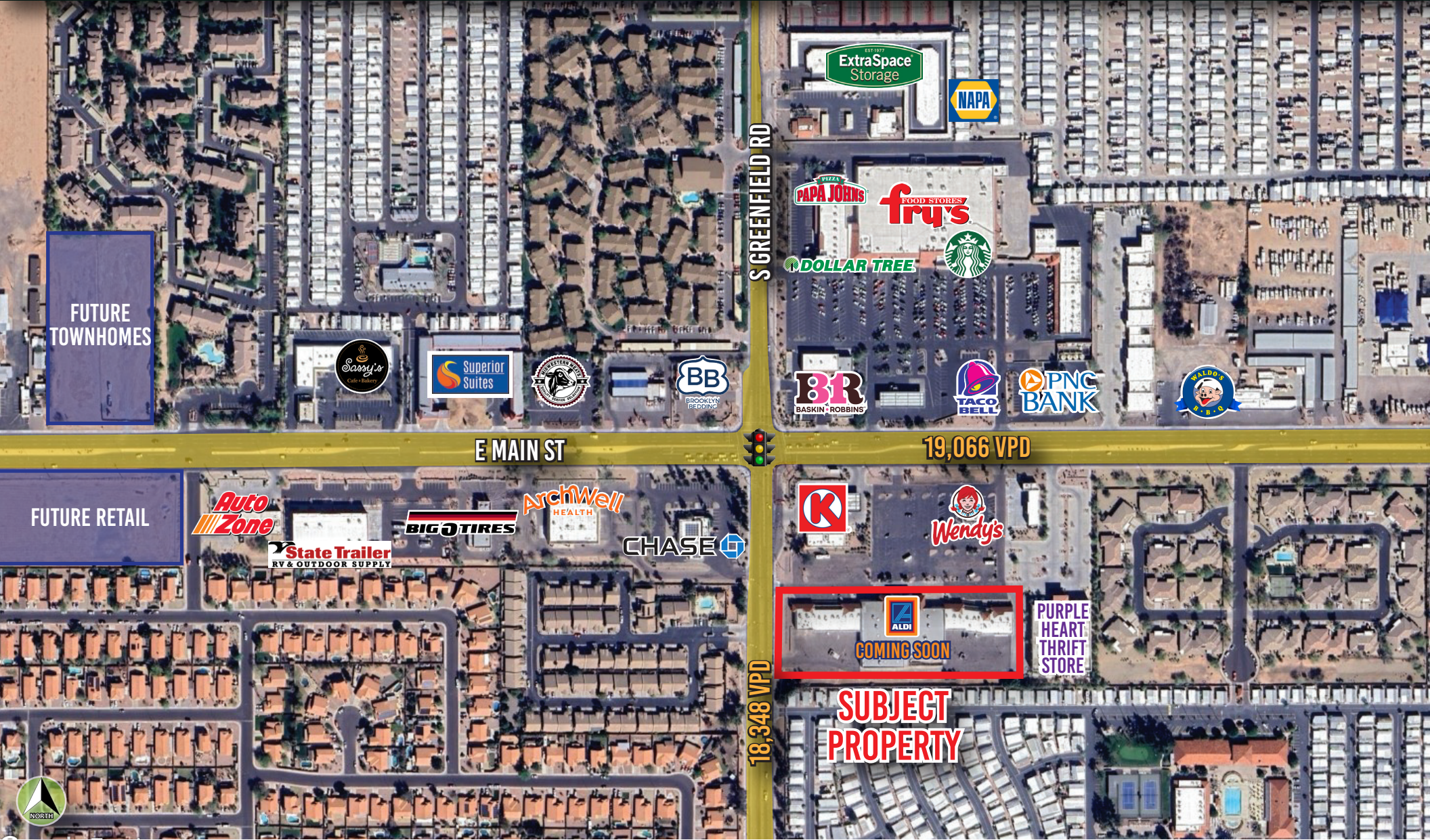


MESA SHOP SPACES AVAILABLE FOR LEASE

4419 - 4501 E. Main Street | Mesa, AZ

SEC Main St & Greenfield Rd



JACK RODRIGUES
408.763.9085
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7339 E. McDonald Drive
Scottsdale, AZ 85250
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DIVERSIFIED PARTNERS
Nationwide Real Estate Services



19,066 VPD

E MAIN ST

18,348 VPD

S GREENFIELD RD



COMING SOON

PURPLE HEART THRIFT STORE

1,280 SF

1,200 SF

1,800 SF

1,220 SF

1,280 SF

2,400 SF

900 SF



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Property Highlights

- Shop space available for Lease; center anchored by ALDI
- ALDI estimated Q1 2027
- Conveniently located near key transportation corridors, including **U.S. 60** and **Loop 202**
- Approximately **50,000 VPD** at the intersection
- Diverse and growing population which offers businesses a wide range of potential customers, from young families to retirees
- Estimated daytime population of just under **100,000** within a 3-mile radius



DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES

1 MI	21,819	11,614	\$78,054	482
3 MI	136,754	59,087	\$105,322	6,105
5 MI	336,644	132,095	\$114,851	14,584

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