



Pharmacy

**Fry's**  
**FOOD & DRUG**

Faster from  
Fresher to you

Let's  
get it right

Quality Produce  
Support Local  
Farmers & Producers

1245

ONE  
LANE  
NO  
PARKING  
HERE

# MAIN STREET PLAZA

SWC of Main St and Alma School Rd  
Mesa, Arizona

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# MAIN STREET PLAZA



◆ NOW LEASING ±1,127 FORMER BARBER SHOP AVAILABLE

### Property Highlights

- Dense infill trade area with 161,061 residents (3 mi) and 373,585 residents (5 mi)
- Near Light Rail and major local demand drivers (EVIT + Mesa Community College)
- Fry's-anchored neighborhood shopping center with strong daily-needs traffic
- Signalized hard corner at Main St & Alma School Rd

### Traffic Counts

Main St	18,358 CPD
Alma School Rd	27,803 CPD
<b>Total</b>	<b>46,161 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	19,378	161,061	373,585
Avg Household Income	\$87,676	\$87,209	\$99,947
Estimated Households	7,161	65,416	149,530

Source: SitesUSA

### Nearby Tenants



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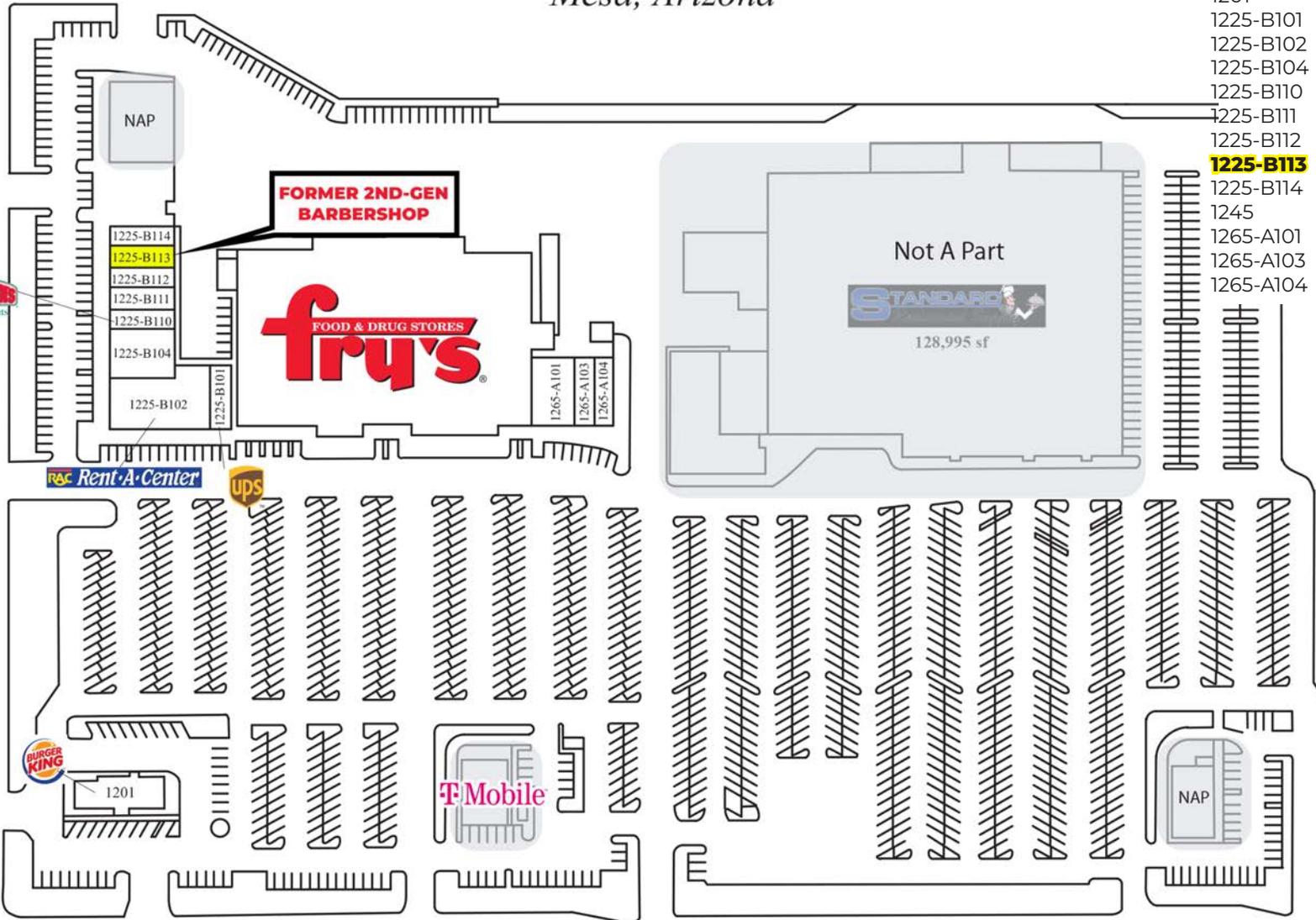
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# Main Street Plaza

SWC S. Alma School Road & W. Main Street  
Mesa, Arizona

SUITE	TENANT	SF
1201	Burger King	3,090
1225-B101	UPS Store	1,220
1225-B102	Rent A Center	5,200
1225-B104	Laundromat	4,460
1225-B110	Papa Johns	1,300
1225-B111	Wireless Wizards	1,040
1225-B112	Liberty Tax	1,300
<b>1225-B113</b>	<b>AVAILABLE</b>	<b>1,127</b>
1225-B114	DIY Smoke Shop	1,205
1245	Fry's Food & Drug	59,909
1265-A101	Kanel Soccer	3,010
1265-A103	Tattoo	1,348
1265-A104	Sunshine Nail Spa	1,283



N. Alma School Road 27,803 CPD

W. Main Street 18,358 CPD

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Main St

Alma School Rd

18,358 CPD

27,803 CPD

**SUBJECT** →

±1,127 SF FORMER BARBERSHOP AVAILABLE

**evit**  
COLLEGE AND CAREER

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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	19,378	161,061	373,585
	2026 TOTAL HOUSEHOLDS	7,161	65,416	149,530
	MEDIAN HOUSEHOLD INCOME	\$87,676	\$87,209	\$99,947
	2026 MEDIAN HOME VALUE	\$337,559	\$367,363	\$408,258
	2026 TOTAL EMPLOYEES	7,929	65,452	158,399
	2026 TOTAL BUSINESSES	1,064	7,777	19,055

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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