



SHOP SPACE FOR LEASE

Fast Food  
Drive-Thru Restaurant  
Now Available!

AVAILABLE

# Merit Park Village

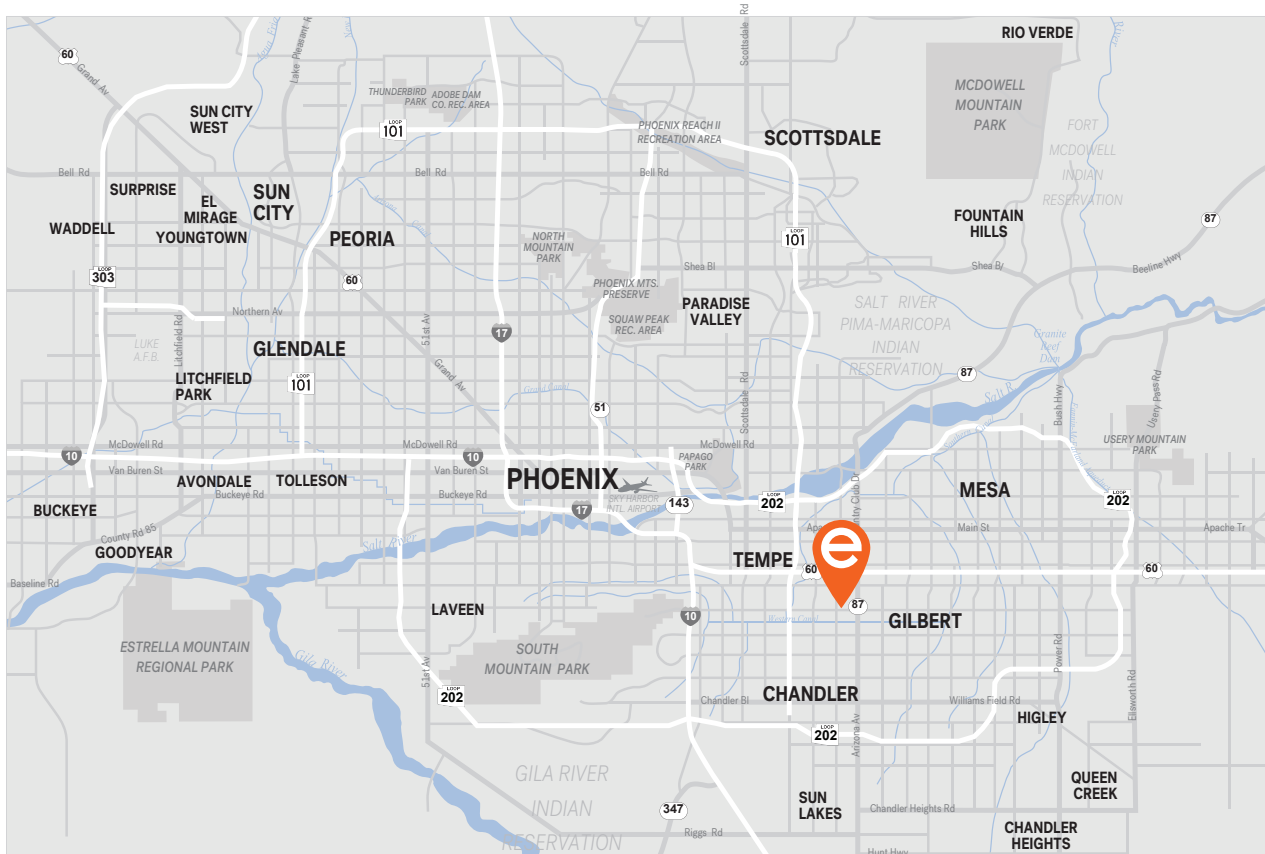
NEC Alma School Rd & Guadalupe Rd, Mesa, AZ 85210

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## LOCATION

**NEC Alma School Rd & Guadalupe Rd**  
**Mesa, AZ 85210**



## SIZE

**Suite A7: ±1,013 sf**  
**Suite A8: ±2,026 sf**  
**Drive-Thru: 1,943 sf**



## ZONING

**Commercial (LC, Mesa)**



## TRAFFIC COUNTS

**44,446 CPD**

Guadalupe Rd

**34,247 CPD**

Alma School Rd



## 2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	17,594	142,625	434,626
<b>DAYTIME POPULATION</b>	13,331	168,034	483,398
<b>MED HH INCOME</b>	\$75,163	\$62,004	\$59,690

## AREA RETAILERS

Safeway, Dollar Tree, Walgreens, White Dove Thrift Shop, Firestone Complete Auto Care, Midas, Parts Authority, McDonald's, Shasta Pools, Raising Arizona Preschool, Harbor Seafood Cajun House, Dim Sum Cafe, Angry Crab Shack, Taco Bell, Dairy Queen

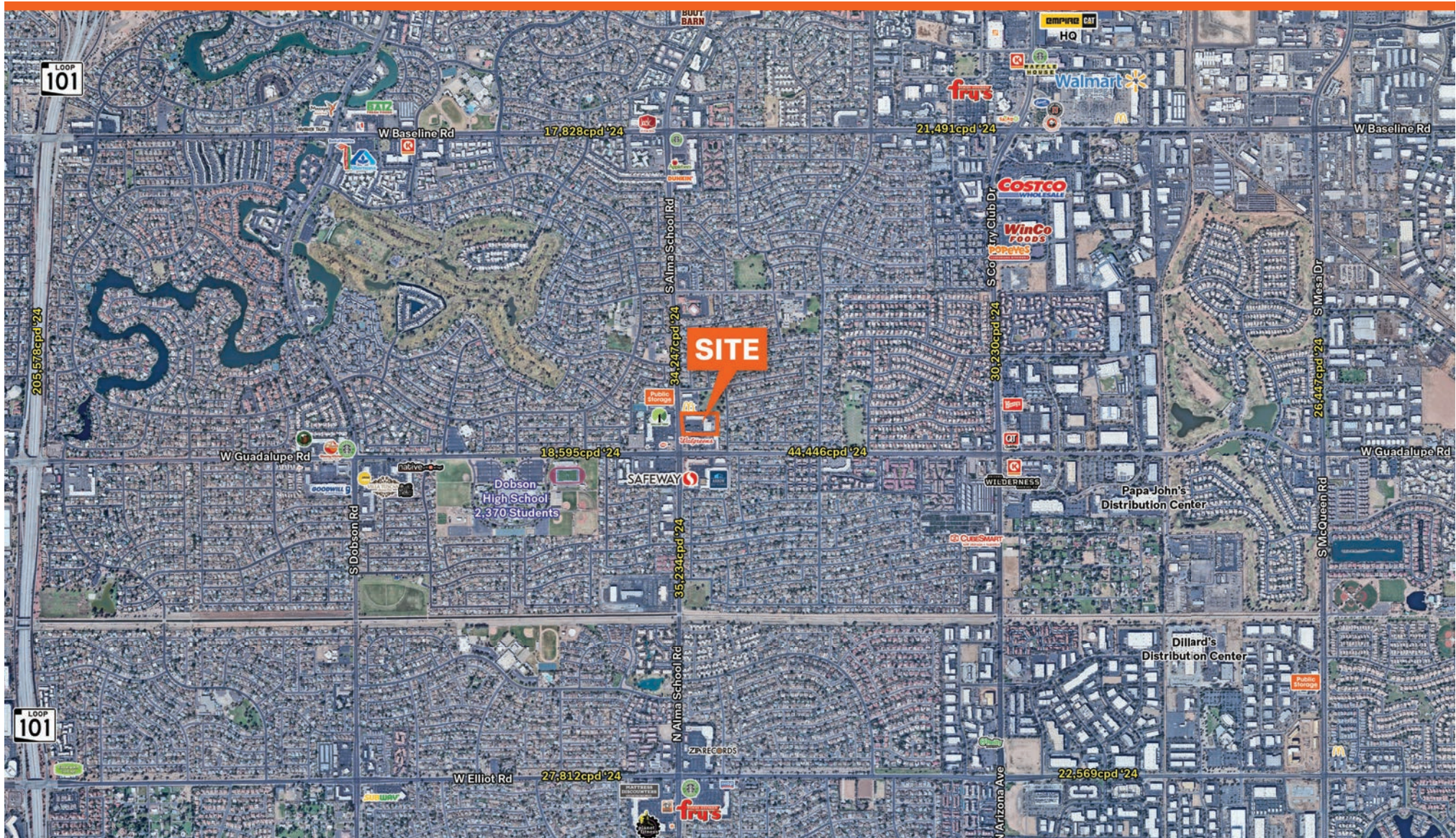
## PROPERTY INFORMATION

- Less than 2-miles from both the US-60 and Loop-101
- Available sign space on both existing monuments
- Tenant Improvement Allowance available for credit Tenants
- Former fast food Drive-Thru now available













Suite	Tenant
A1	Dim Sum Cafe
A2	Barber Shop
A3	Paladino's Italian Eatery
A7	AVAILABLE 1,013 SF
A8	AVAILABLE 2,026 SF
A10-12	Church
A13	Harbor Seafood
A16	Raising Arizona Preschool
PAD	DRIVE THRU 1,943 SF







