



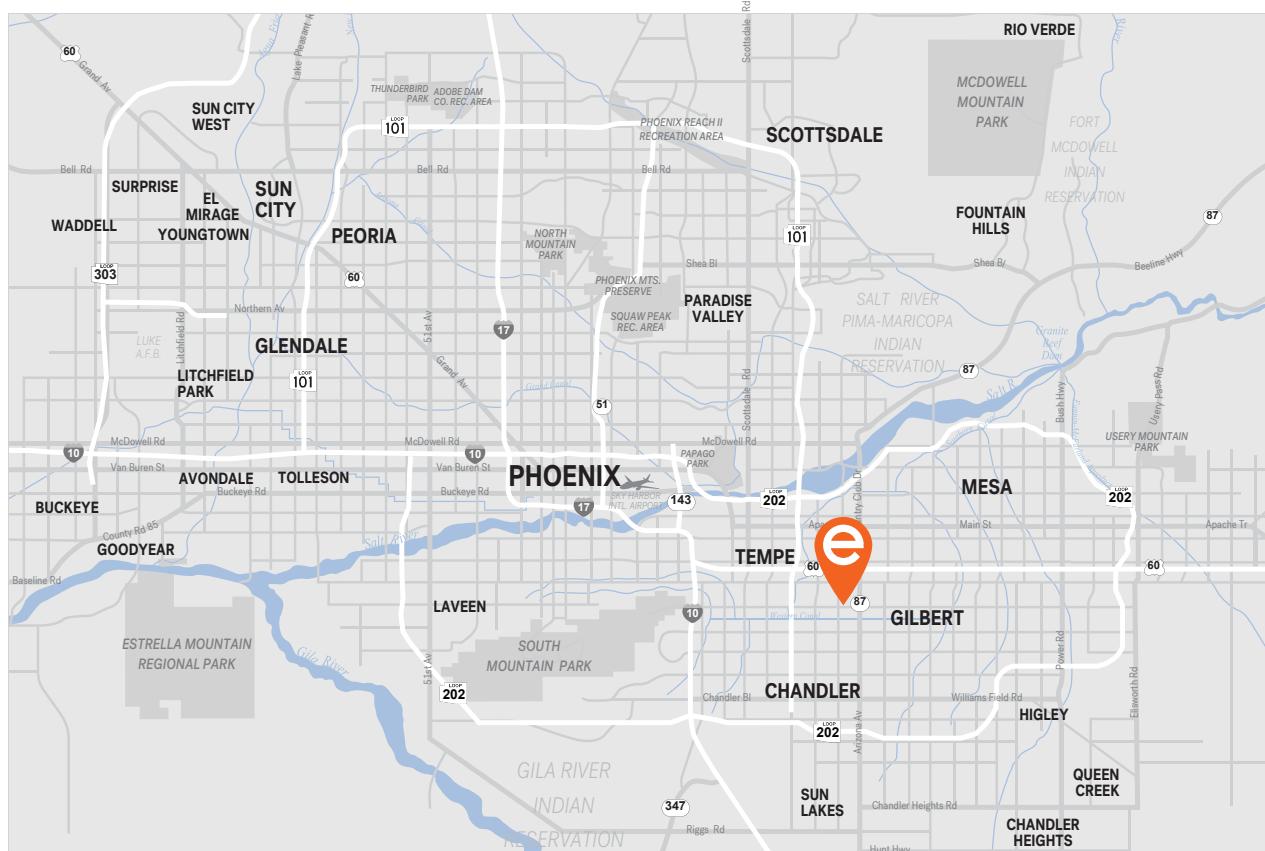
Merit Park Village

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

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2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	17,594	142,625	434,626
DAYTIME POPULATION	13,331	168,034	483,398
MED HH INCOME	\$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

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



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



