



RETAIL PROPERTY FOR LEASE

SHOPS AT FRY'S MARKETPLACE

S/SEC Stapley Dr & McKellips Rd | Mesa, AZ 85203

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LOCATION DESCRIPTION

S/SEC Stapley Dr & McKellips Rd - Mesa

PROPERTY HIGHLIGHTS

- 2,266 SF Available - Former Bank with Walk-Up ATM
- Ideal for Retail, Office or Medical Uses
- In-line Shop Space Available in Busy Fry's Marketplace Shopping Center
- Located 2 Miles South of the Loop 202
- Notable Tenants Include Banfield Pet Hospital, Taco Bell, Subway, Buffalo Wild Wings Go and Chipotle
- High Average Household Incomes within a Densely Populated Area
- Over 43K VPD at the Intersection

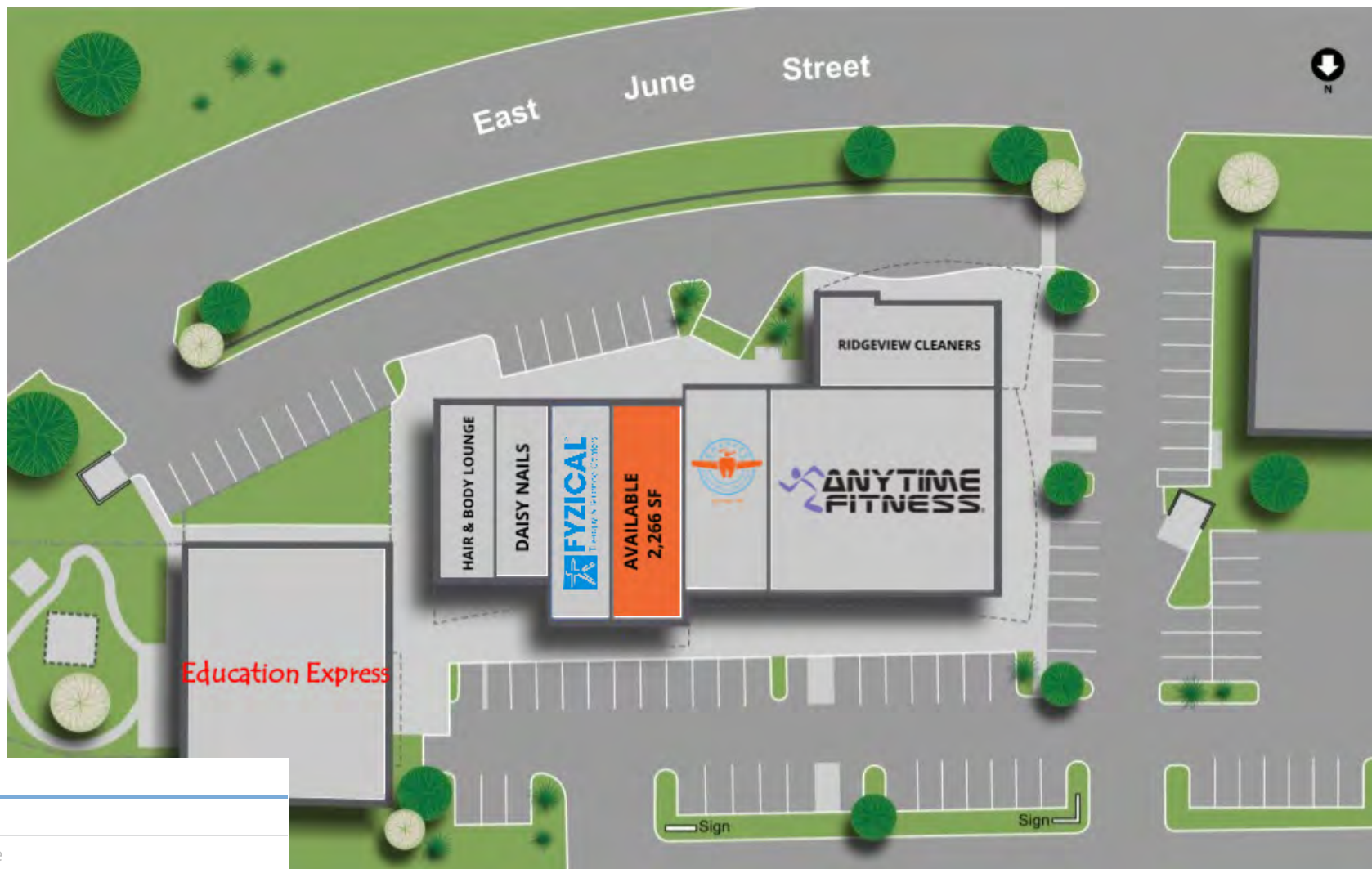
AREA CO-TENANTS



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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,266 SF	Lease Rate:	CONTACT FOR PRICING

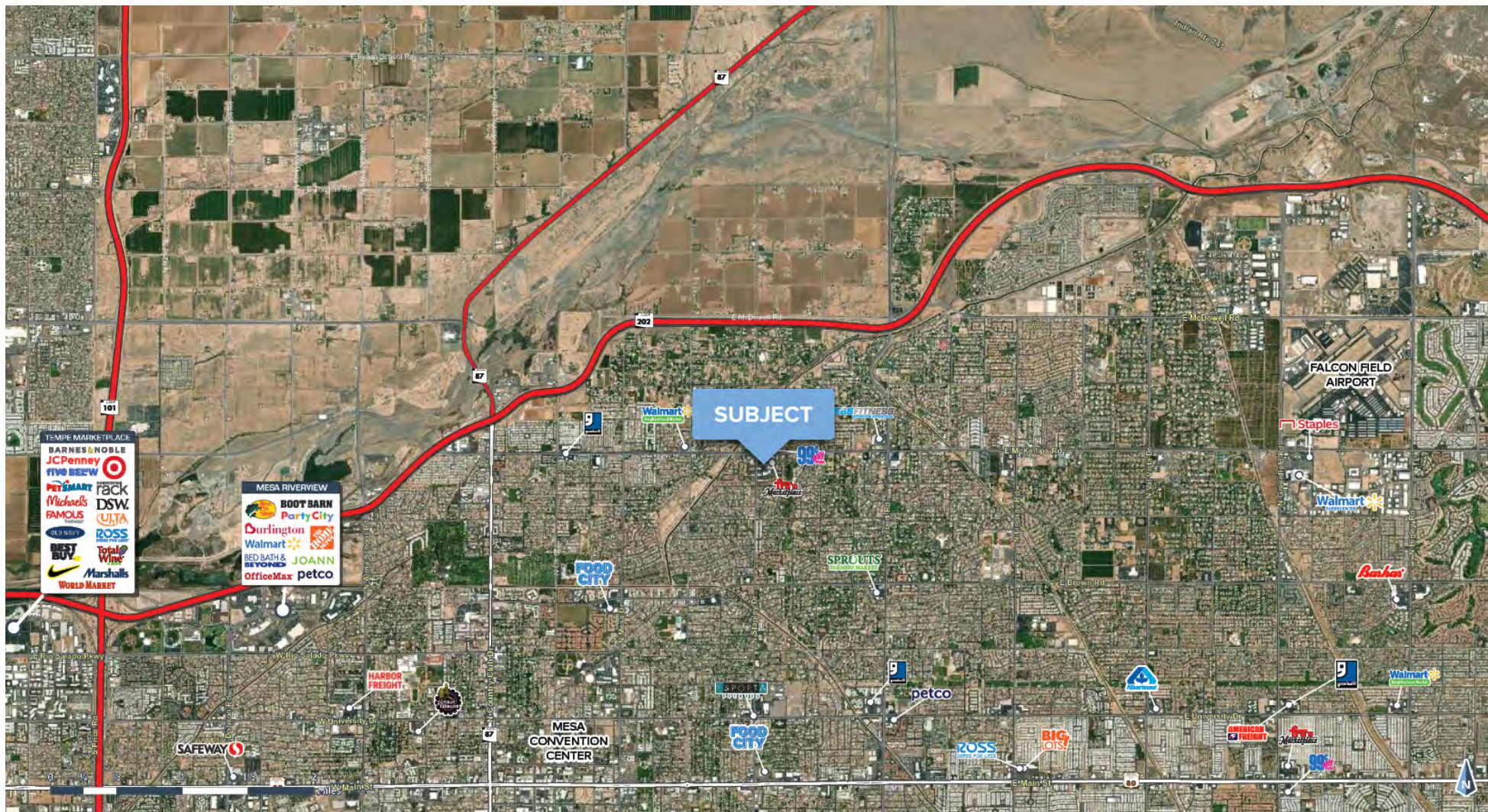
AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
100	RIDGEVIEW CLEANERS	2,000 SF	-	-
103	ANYTIME FITNESS	6,100 SF	-	-
107	CHAFFE PEDIATRIC DENTISTRY	2,370 SF	-	-
110	Available	2,266 SF	RETAIL/OFFICE/MEDICAL	View Here
112	FYZICAL THERAPY	1,734 SF	-	-
115	DAISY NAILS	1,200 SF	-	-
116	HAIR & BODY LOUNGE	1,200 SF	-	-
1241	EDUCATION EXPRESS PRESCHOOL	6,986 SF	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,688	103,492	245,804
Median Age	37.8	34.3	33.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$82,922	\$61,909	\$57,043
Average	\$107,691	\$90,463	\$82,326



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	314	2,249	6,800
Employees	2,379	26,143	97,365
Daytime Population	10,399	94,427	249,492



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	48%	39%	35%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	65.31%	57.67%	55.79%
Services	15.87%	18.44%	19.89%
Blue Collar	18.82%	23.90%	24.33%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,866	36,896	89,866
Median Home Value	\$350,851	\$317,912	\$269,073

* 2022 Demographic data derived from ESRI

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