

PAD AVAILABLE ±4,000 SF (DIVISIBLE)



RETAIL PAD OPPORTUNITY W/SWC RECKER ROAD & LONGBOW PARKWAY | MESA, AZ

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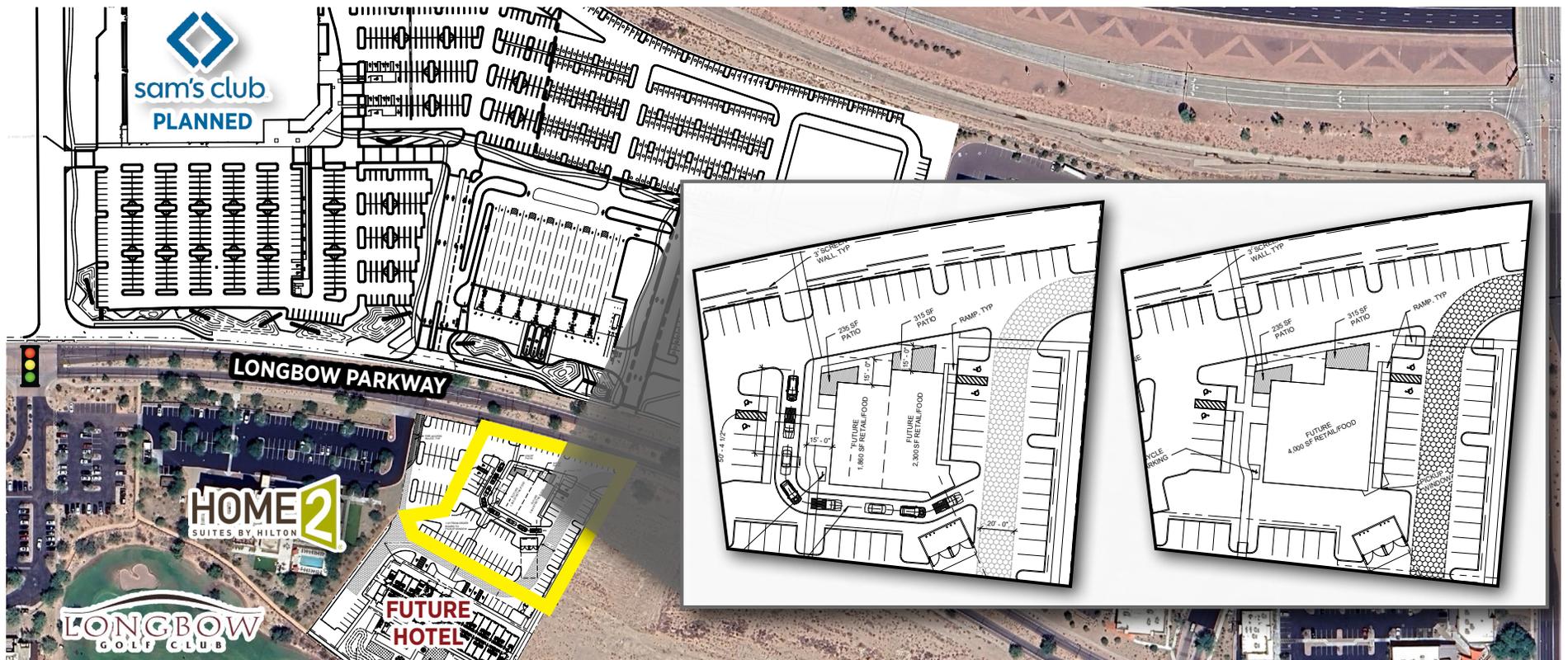


PROPERTY HIGHLIGHTS

Property Features

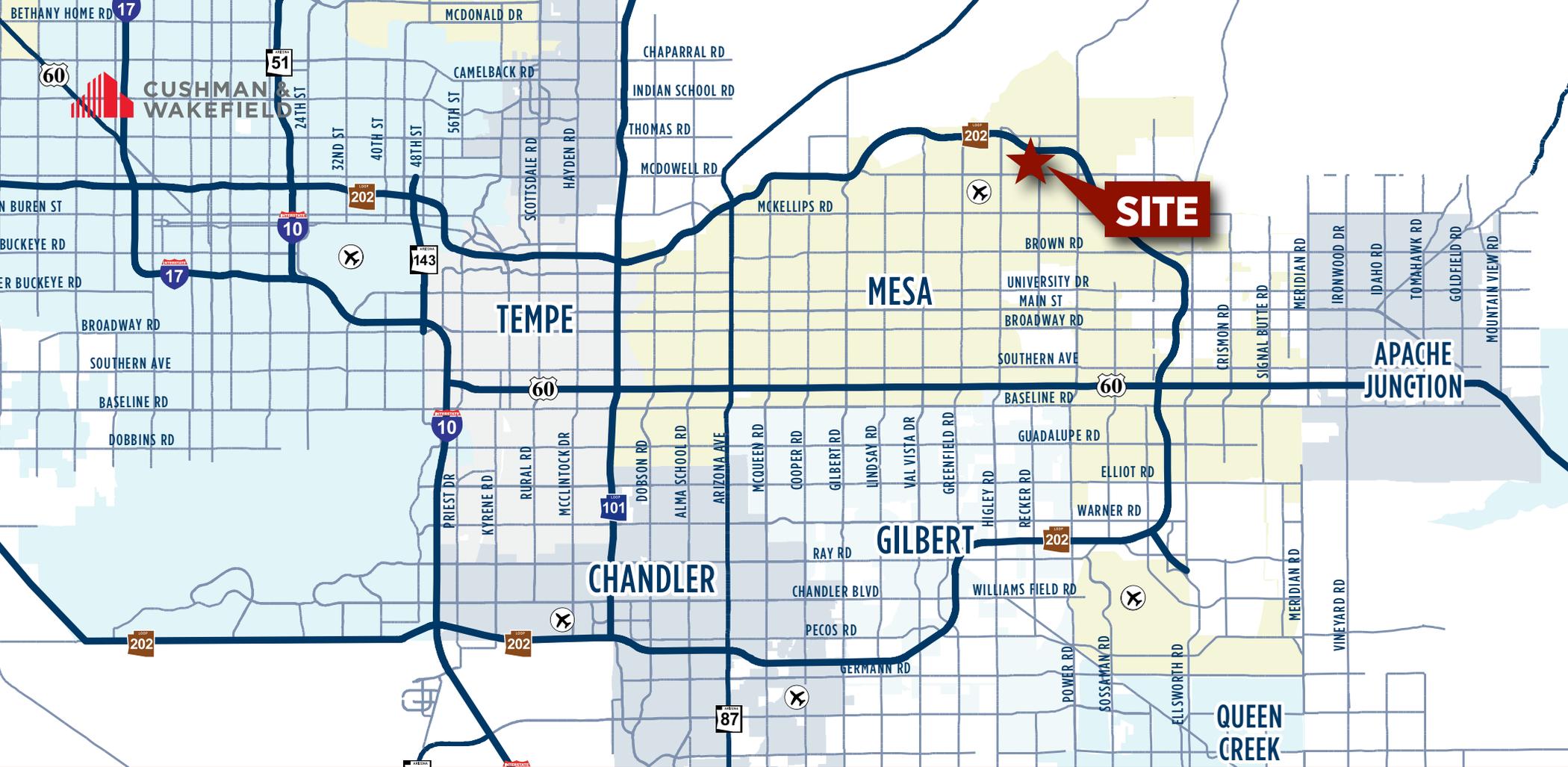
- Surrounded by top national retailers including Sprouts Farmers Market, In-N-Out Burger, Verizon, Crumbl Cookie, and a planned Sam's Club, enhancing the area's strong retail synergy
- Dense population with approximately 138,148 within a 5 mile radius
- Strong household incomes of approximately \$146,303 in a 3 mile radius
- Employee/Daytime population of over 134,000 within a 5 mile radius
- Great access

Conceptual Site Plans



AREA OVERVIEW





CONTACT INFORMATION

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Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population	6,958	49,272	138,148
Average Household Income	\$128,661	\$146,303	\$125,689
Daytime Population	5,236	54,744	134,911
Households	3,144	20,307	57,975

Traffic Counts: *ADOT

NORTH ON RECKER ROAD:	±6,398 VPD
SOUTH ON RECKER ROAD:	±15,019 VPD
EAST ON LOOP 202:	±59,042 VPD
WEST ON LOOP 202:	±87,996 VPD