



FOR LEASE | RETAIL

MUSTANG SHOPPING CENTER SUITE

2450 West Apache Trail Ste 102, Apache Junction, AZ 85120

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coberealestate.com

Mustang Shopping Center suite

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PROPERTY SUMMARY

Available SF: 1,250 SF

Lease Rate: \$19/SF/YR + NNN (\$3.69)

Building Size: 1250

Cross Streets: W Apache Trl & N Delaware Dr

PROPERTY OVERVIEW

Located in the Mustang Shopping Center at 2540 W. Apache Trail, this space benefits from a prime Apache Junction location with 44,000 vehicles per day at a signalized intersection. This retail space is 1,250 SF and is surrounded by strong demographics, including a substantial snowbird population, which contribute to consistent traffic. The shopping center is professionally managed with typically zero vacancy, creating a high-visibility and established retail environment.

PROPERTY HIGHLIGHTS

- 1,250 SF retail space
- Building and Monument Signs Available
- Anchored by big names like Dollar Tree and Starbucks
- Excellent visibility with 44,000 VPD

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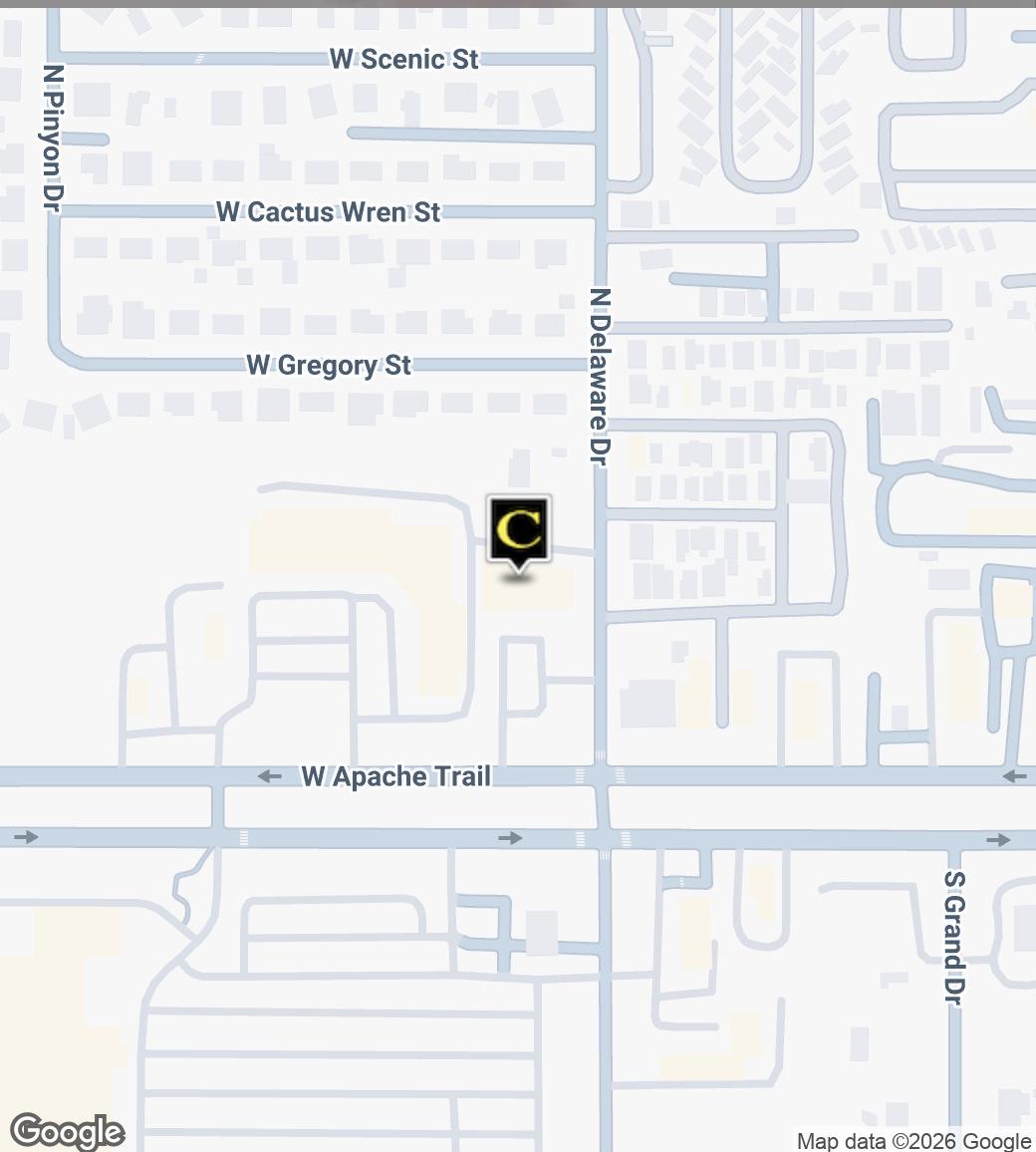
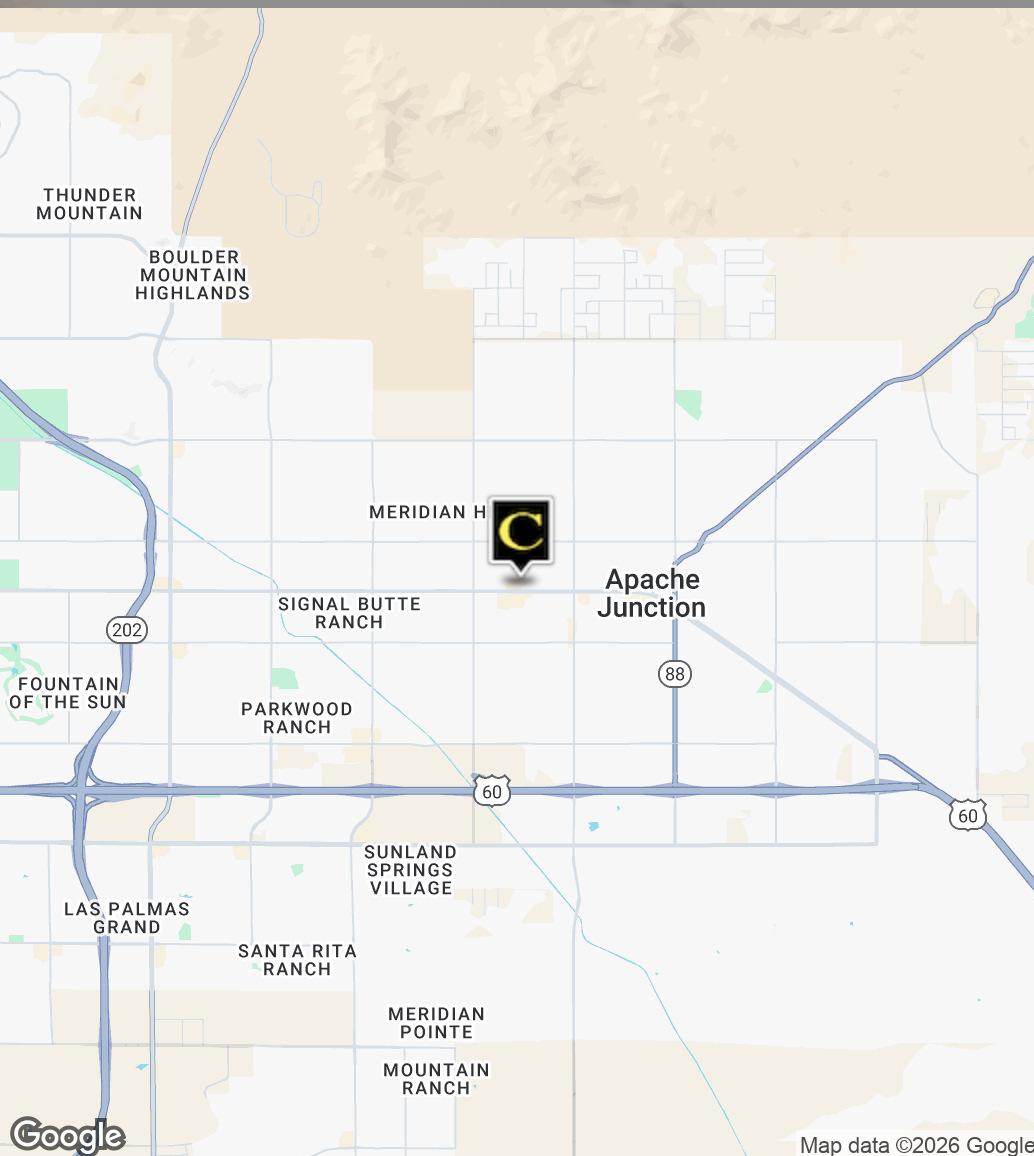
SITE PLAN



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POPULATION

	1 MILE	3 MILES	5 MILES
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Total Population 13,094 69,552 136,360

Average Age 48 46 46

Average Age (Male) 47 45 45

Average Age (Female) 49 47 47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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Total Households 6,002 29,026 56,020

of Persons per HH 2.2 2.4 2.4

Average HH Income \$67,661 \$85,012 \$94,574

Average House Value \$218,720 \$316,786 \$369,069

Demographics data derived from AlphaMap

