

PLUG & PLAY RESTAURANT/BAR ON +/- 1 ACRE PARCEL

5,190 RSF | PRICE: CALL FOR DETAILS

For Sale or Lease

4906 E MAIN ST, MESA, AZ 85205



CONTACT



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 **KEYSER**™
commercial real estate advocates

PROPERTY OVERVIEW



PRICE
CALL FOR DETAILS



FRONTAGE
158' ON E MAIN ST



ZONING
LC (LIMITED
COMMERCIAL)



DISTANCE TO
HIGHWAY
2.5 MILES TO US60



BUILDING SIZE
5,190 SF



LOT SIZE
43,246 SF



YEAR BUILT/RENOVATED
1986/2021

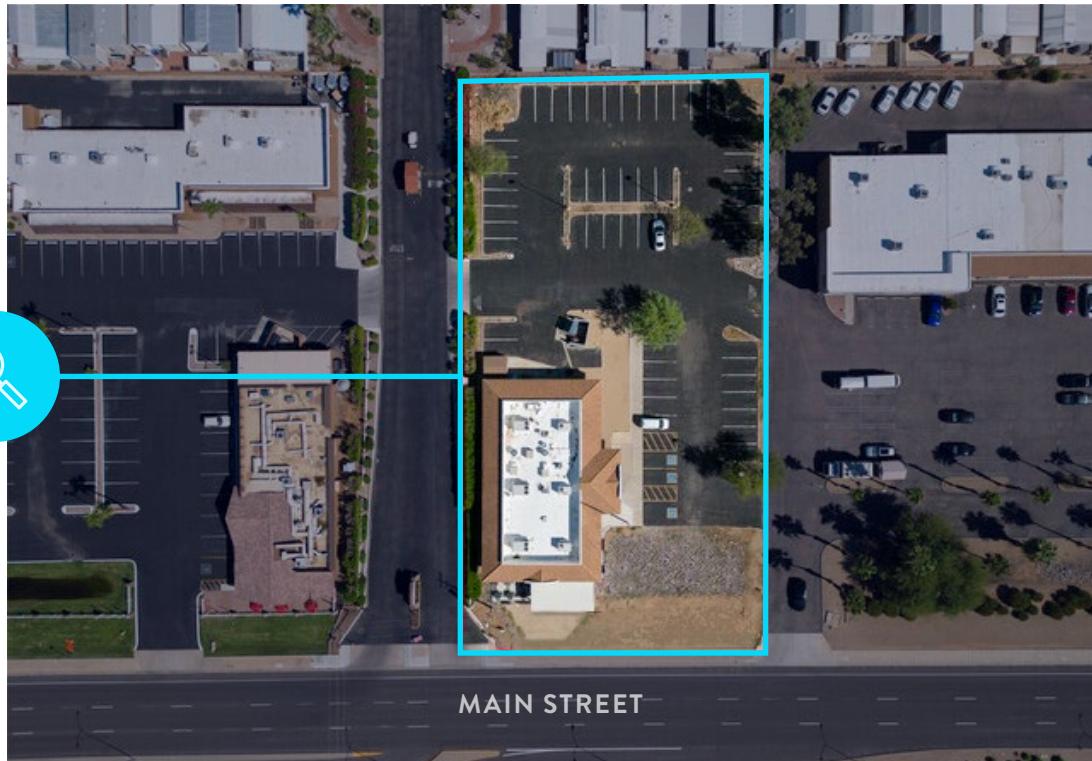


PARKING RATIO
10/1,000 SF
59 SURFACE SPACES



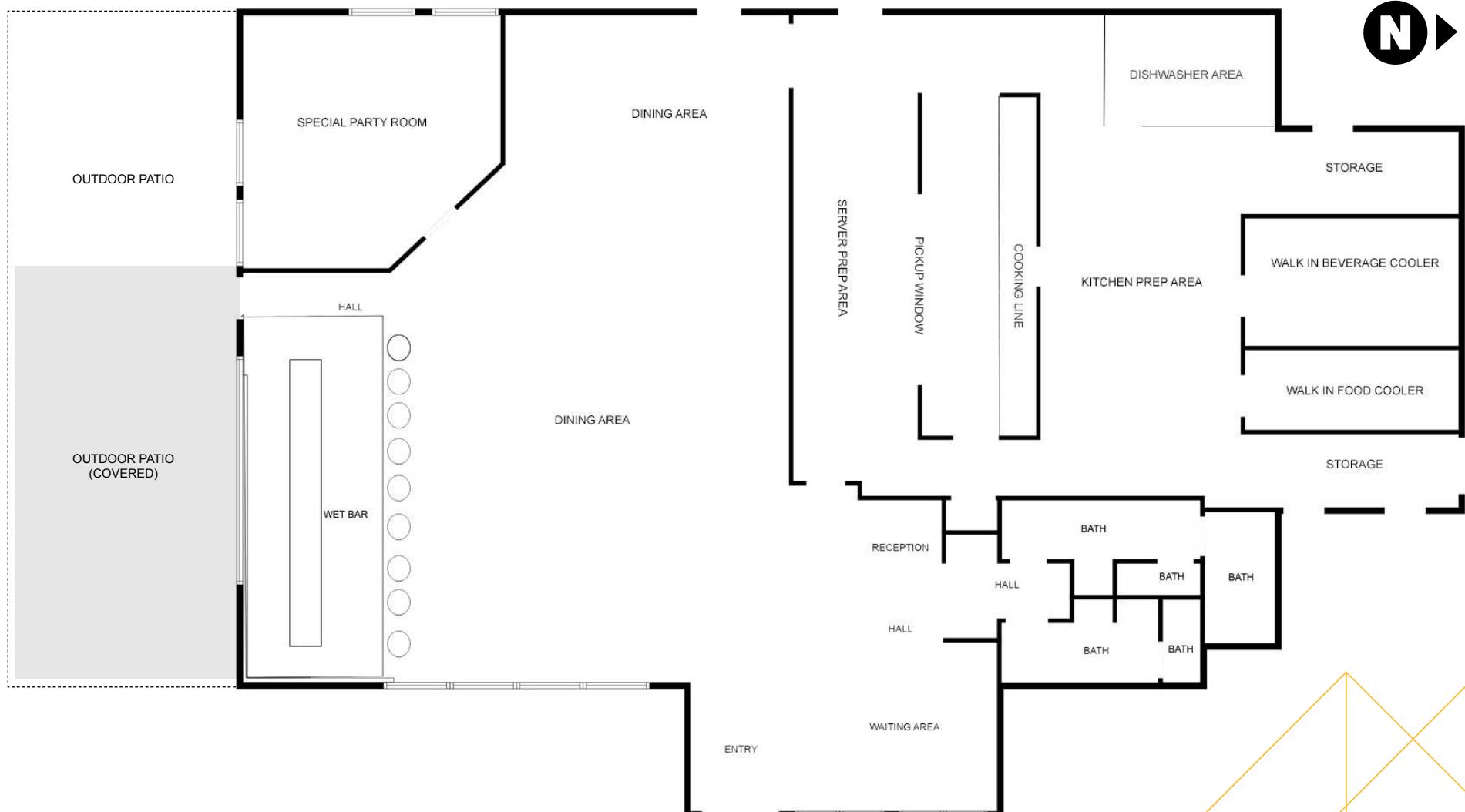
ADDRESS

4906 E MAIN ST
MESA, AZ 85205



FOR SALE | 4906 E MAIN ST, MESA, AZ 85205

FLOORPLAN



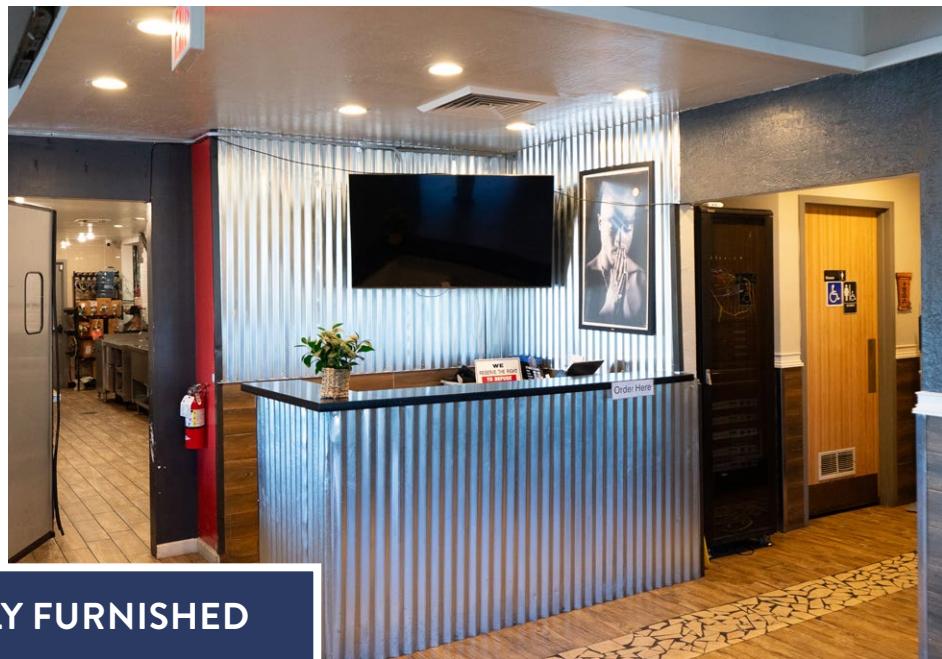
FOR SALE | 4906 E MAIN ST, MESA, AZ 85205

PROPERTY PHOTOS

OUTDOOR PATIO



FULLY FURNISHED



SPACIOUS DINING ROOM

FOR SALE | 4906 E MAIN ST, MESA, AZ 85205

PROPERTY PHOTOS



BACK OF THE HOUSE



FULLY FURNISHED



2 LARGE WALK-INS

LC (LIMITED COMMERCIAL)

The LC (Limited Commercial) zoning in Mesa, Maricopa County is intended to provide areas for neighborhood- and community-scale commercial development that serves nearby residential areas while maintaining compatibility with surrounding land uses. This district encourages a balance between accessibility, functionality, and aesthetic standards suitable for smaller commercial nodes.



Neighborhood
Retail Centers



Professional
Offices



Restaurants
and Cafes

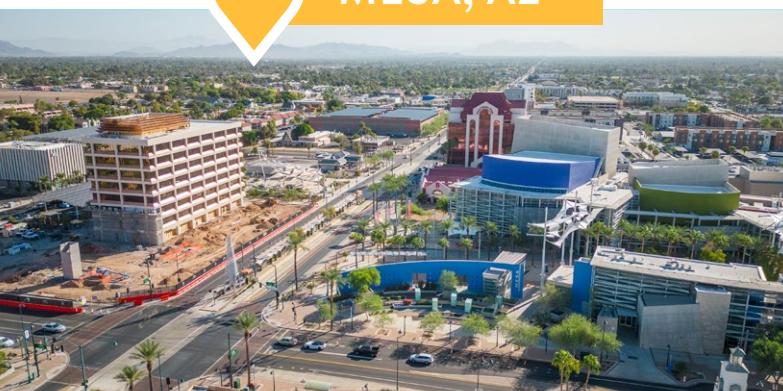


Personal Service
Businesses

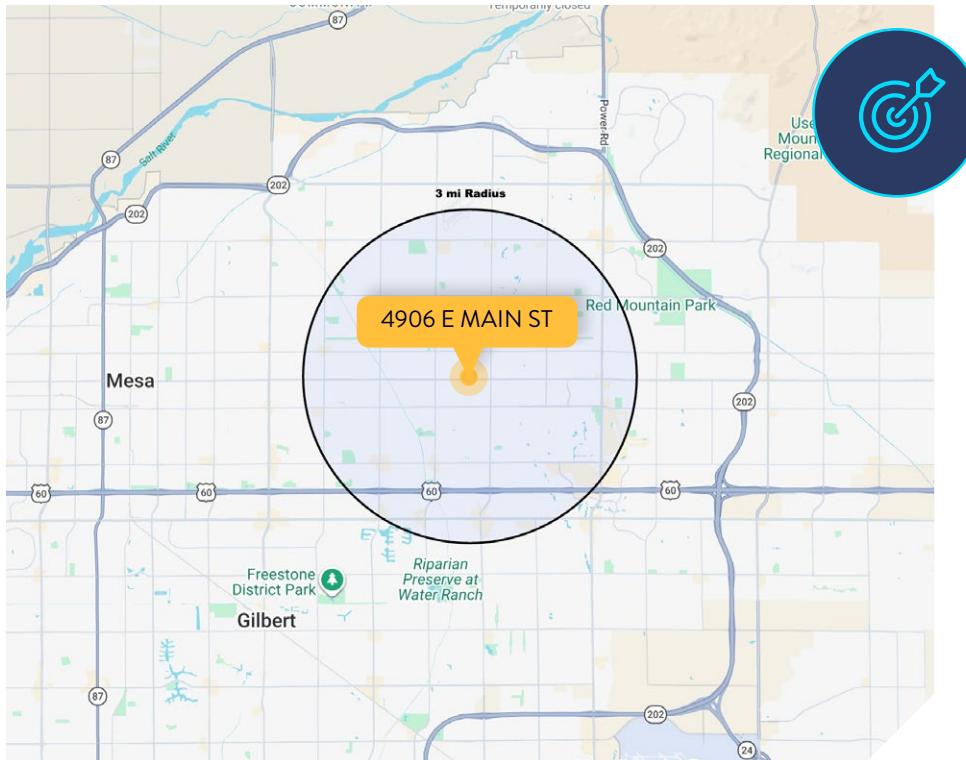


Small-Scale
Mixed-Use
Developments

By leveraging the flexible yet community-oriented nature of LC zoning, a property can be developed into an attractive commercial destination that supports surrounding neighborhoods, enhances local convenience, and contributes to Mesa's sustainable, mixed-use growth objectives.



DEMOGRAPHICS



DEMOGRAPHICS SNAP SHOT (3-MILE RADIUS)

2024 POPULATION

123,793

2024 HOUSEHOLDS

53,788

AVG. HOUSEHOLD INCOME

\$103,273

2029 HOUSEHOLD
PROJECTION INCREASE

TOTAL BUSINESSES

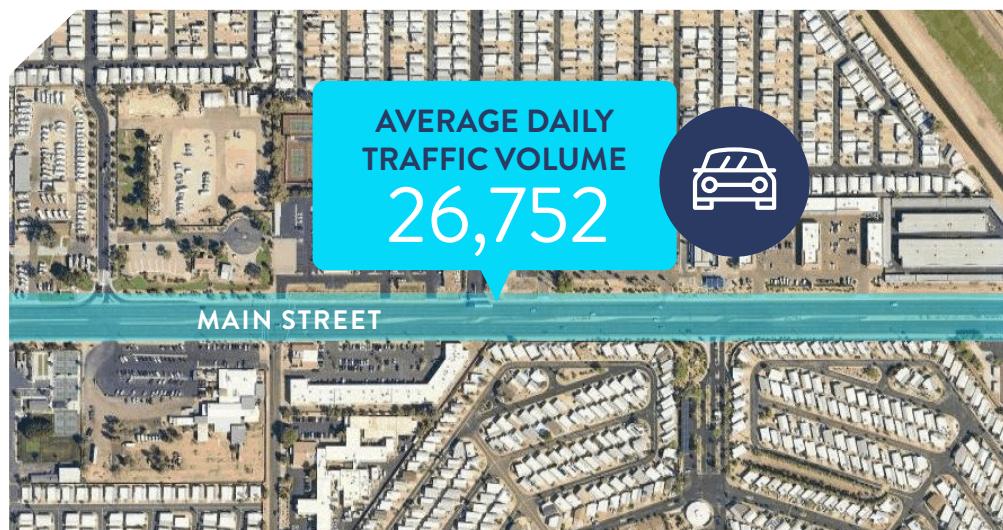
5,869



TOTAL CONSUMER RETAIL EXPENDITURE (2025 ANNUAL)

\$2.76 B

Food Away From Home	\$239.01 M
Entertainment	\$310.25 M
Alcoholic Beverages	\$33.46 M
Personal Care	\$67.95 M



CONTACT



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DESIGNER



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THANK YOU

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