

NEC MCKELLIPS RD & STAPLEY DR

1242 E. MCKELLIPS ROAD, MESA, ARIZONA 85203



FOR LEASE

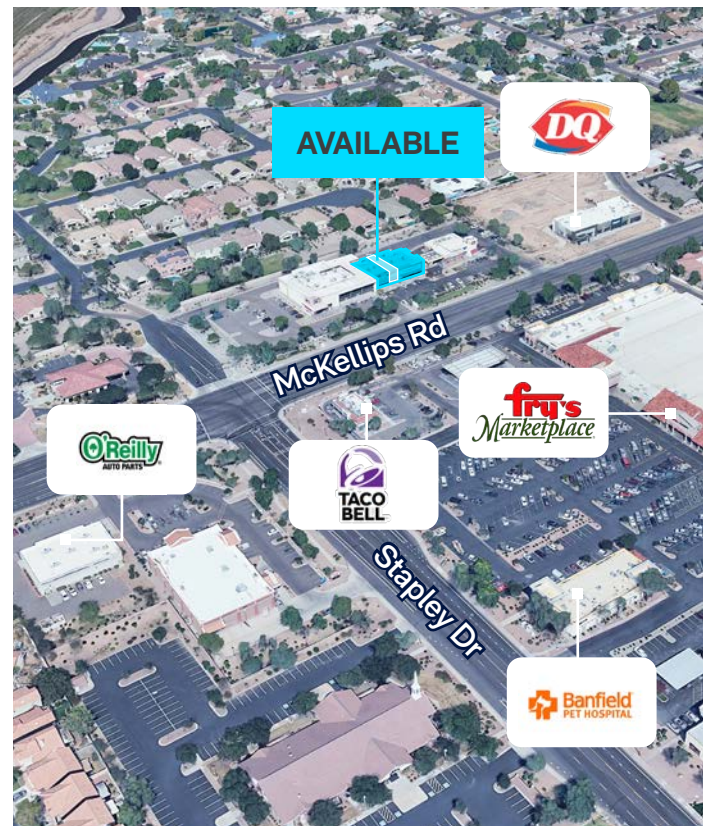
FORMER PAPA MURPHY'S SPACE – ±1,032 SF

PROPERTY FEATURES

Located at a signalized intersection in North Mesa, this site benefits from strong daily traffic counts and excellent visibility. The property is positioned just minutes from Loop 202 (Red Mountain Freeway), providing convenient regional access. The surrounding area is a dense infill trade area with over 100,000 residents within a 3-mile radius, supported by a solid daytime population and established neighborhoods. Nearby national and local retailers drive consistent consumer traffic, making this an ideal location for retail and restaurant users seeking strong exposure and accessibility.



**DENSE DEMOGRAPHIC TRADE AREA
WITH OVER 100,000 RESIDENTS
WITHIN 3 MILES**

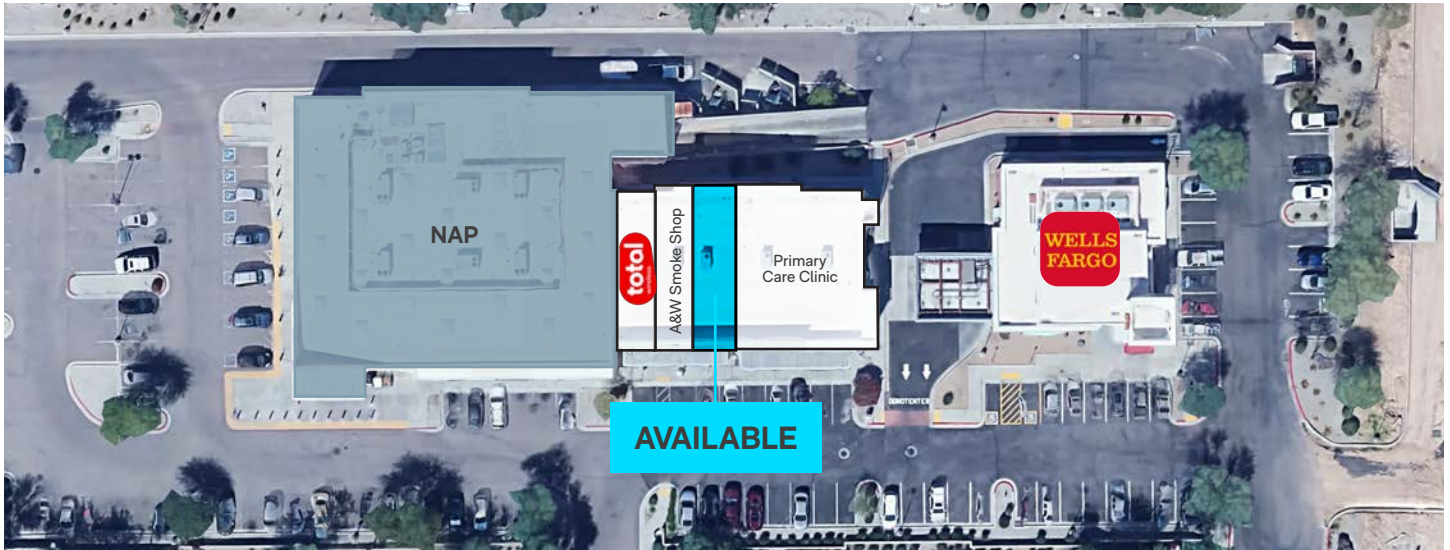


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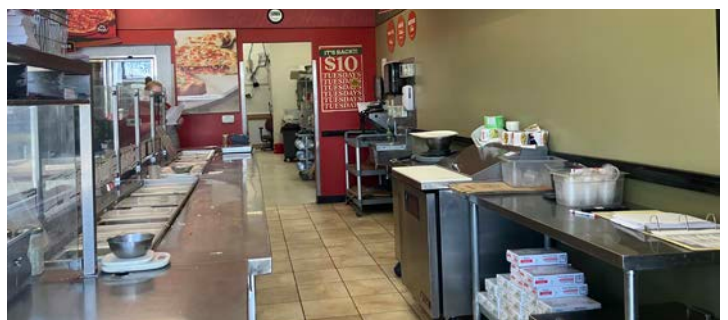
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SITE PLAN



Suite #	Tenant	Size	Availabitly
100	Total Wireless	-	-
101	A&W Smoke Shop	-	-
102	(Former Papa Murphy's)	1,032	Coming Available
103	Primary Care Clinic	-	-

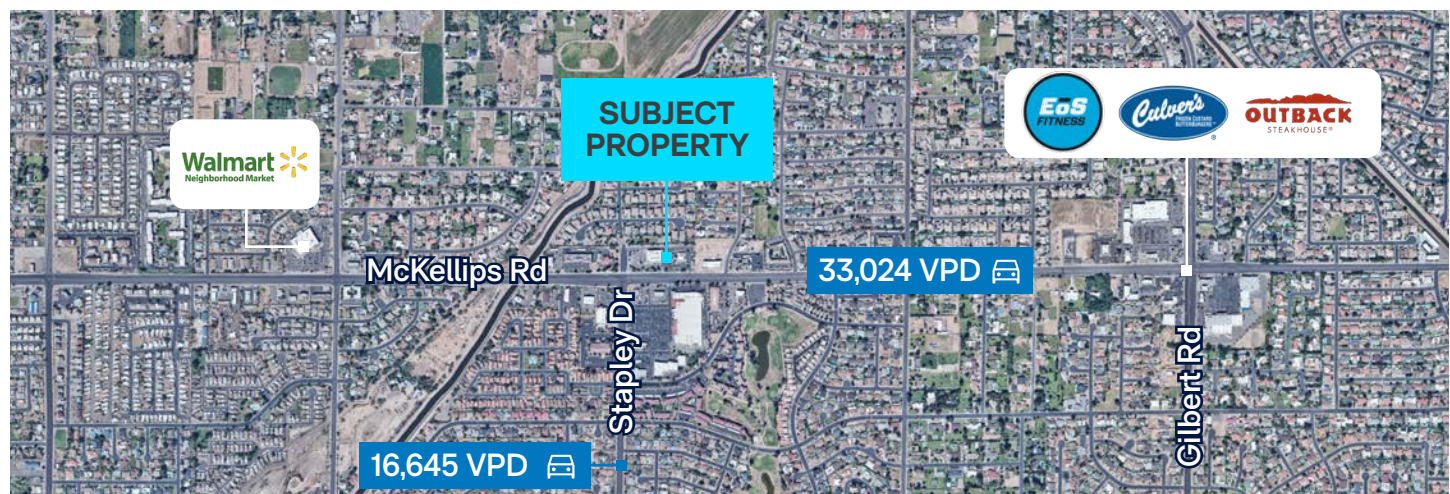


DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	12,423	107,701	249,692
Proj. Pop. (2030)	12,718	112,337	259,079
Daytime Population	3,182	32,314	105,133
Median Age	37.7	35.6	35.8

Household	1-Mile	3-Mile	5-Mile
Total Households	4,356	38,075	90,410
Proj. Households (2030)	4,459	39,797	94,021
Avg. Household Size	2.8	2.7	2.6

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$123,405	\$101,985	\$93,469
Med. HH Income	\$91,618	\$76,332	\$70,172



FOR MORE INFORMATION, CONTACT

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