

Pre-Approved Drive-Thru!

FOR SALE OR LEASE | BUILD TO SUIT

DRIVE-THRU PAD IN MESA

5349 E Main St, Mesa, AZ 85205

Preston Beck Advisor | 480.610.2400 | preston@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	0.94 Acres
Lease Rate:	Call for Pricing
Ground Lease Rate:	\$50,000/YR NNN
Sale Rate:	\$655,000
Zoning:	C-3
Cross Streets:	Higley & Main St

PROPERTY OVERVIEW

Nestled in the heart of Mesa, Arizona, this property offers great potential! The property is located not far from the corner of Higley and Main St, providing easy access for future drive thru restaurant. Rare, preapproved Drive-Thru (Mesa, AZ) restaurant site.

PROPERTY HIGHLIGHTS

- Site plan approved for Drive thru restaurant, with a NNN Ground Lease
- Can start construction in approximately 90 days
- Generous parking field
- 35,382 Bidirectional traffic volume
- 243 feet of frontage Main Street
- Three access points off of Main Street
- Attractive "Build to suit" Sale or Ground Lease with 10 year lease rental rates
- Landlord will construct a modern beautiful drive thru building

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N 54th St

E Main St

3,100
Square
Feet

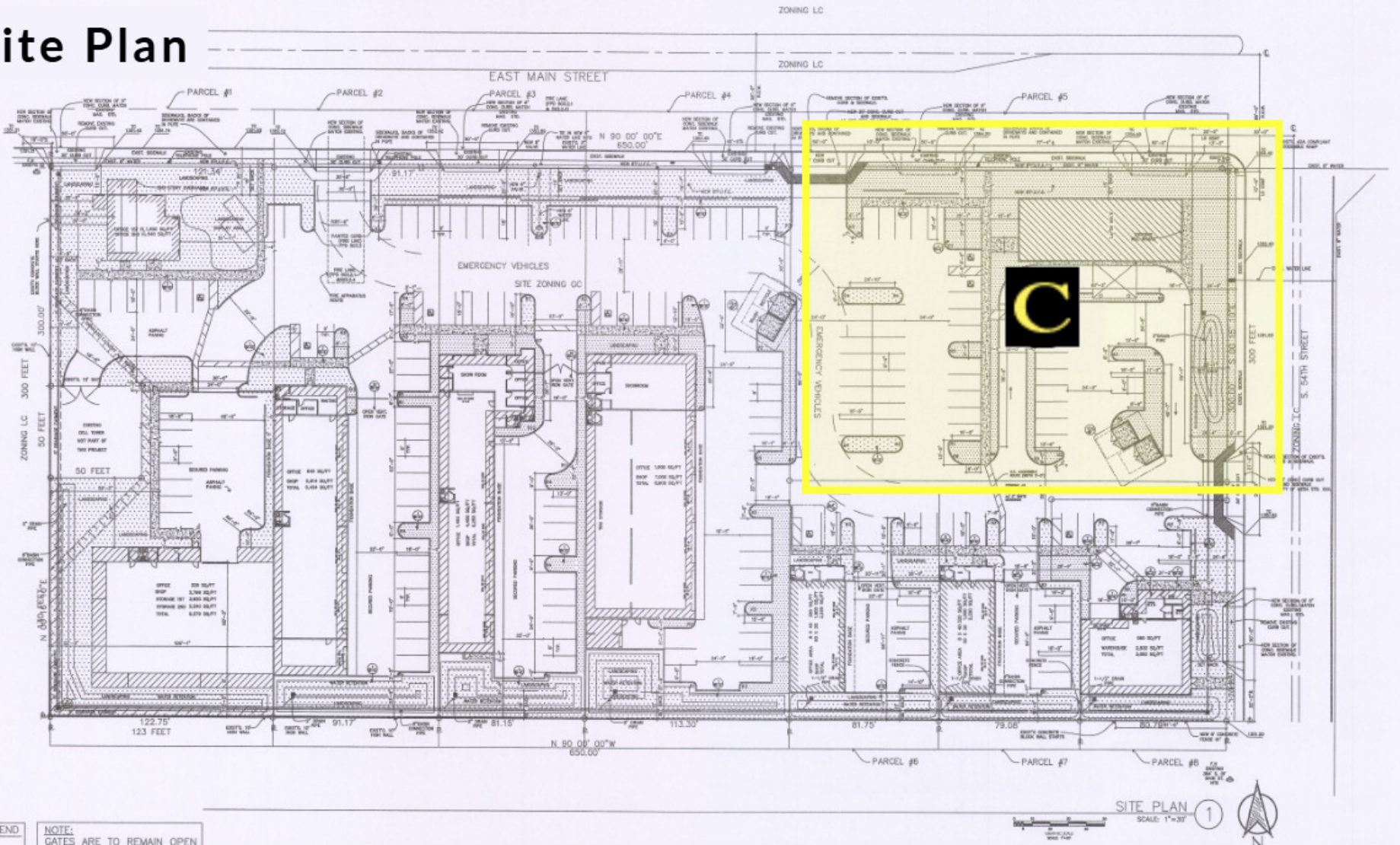
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Site Plan



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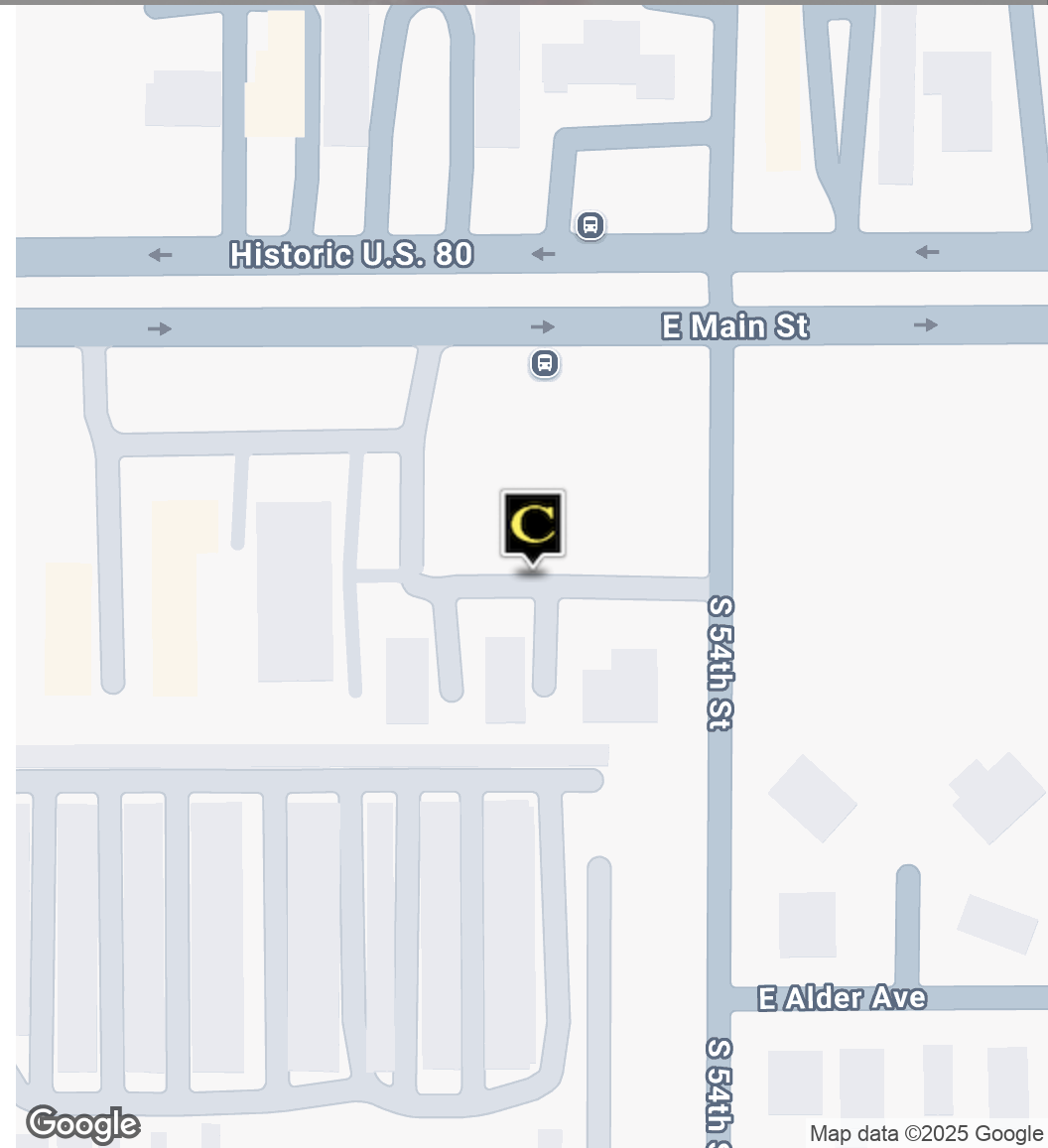
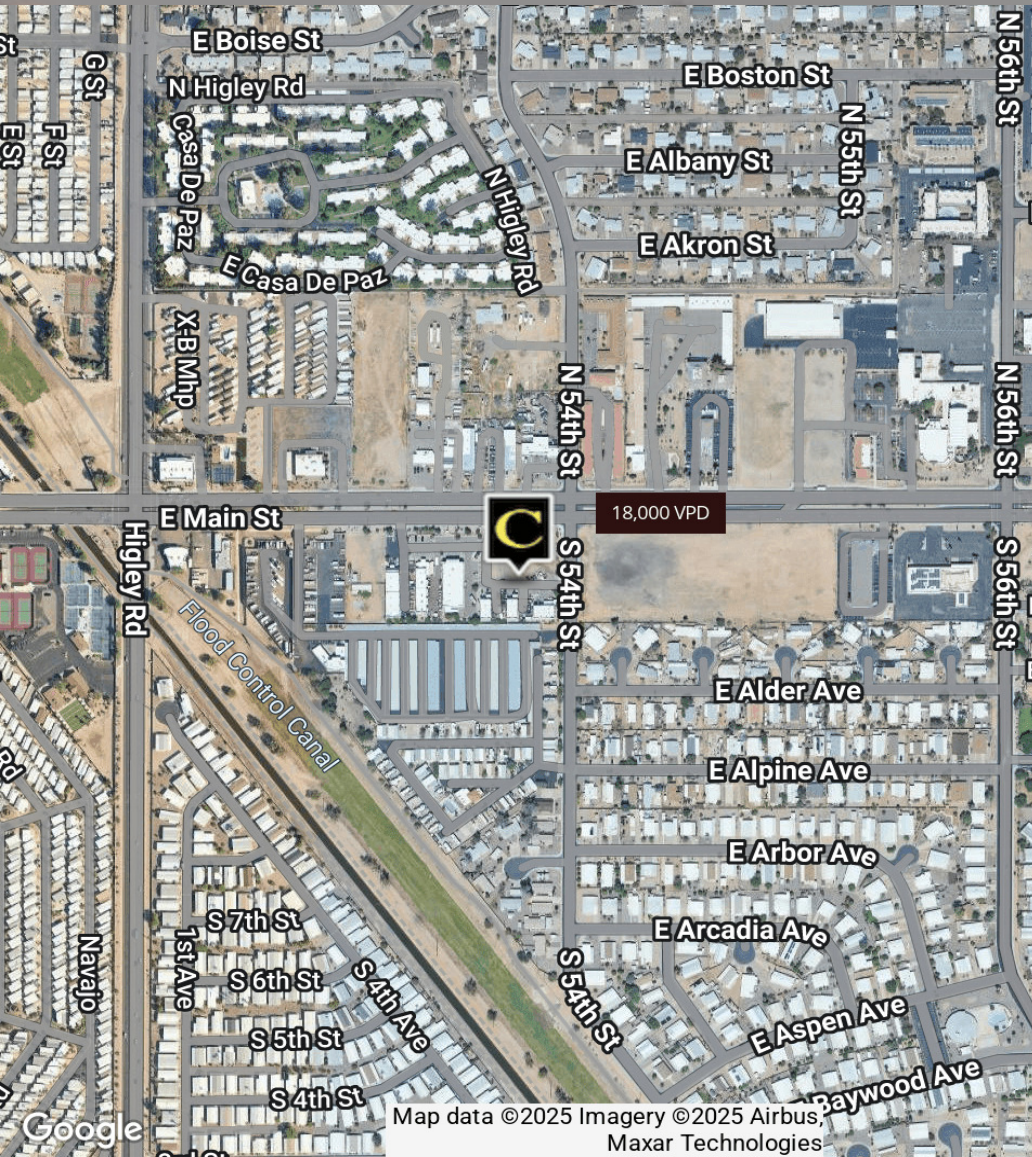
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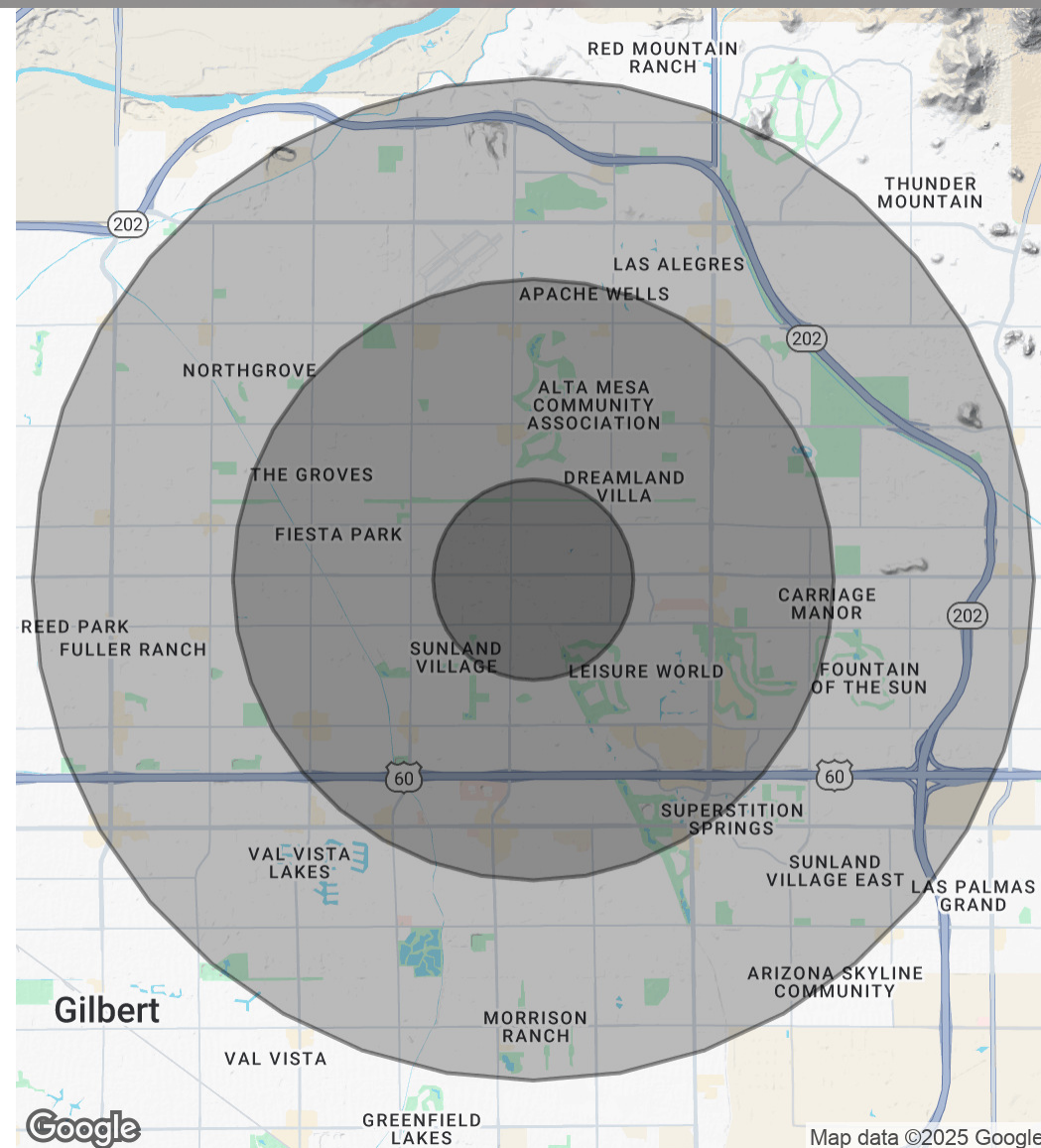
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,835	114,279	302,489
Average Age	57	47	43
Average Age (Male)	55	45	42
Average Age (Female)	58	48	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,768	49,555	119,541
# of Persons per HH	2	2.3	2.5
Average HH Income	\$77,549	\$97,115	\$109,360
Average House Value	\$274,547	\$404,724	\$449,402

Demographics data derived from AlphaMap



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