

# 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](mailto:preston@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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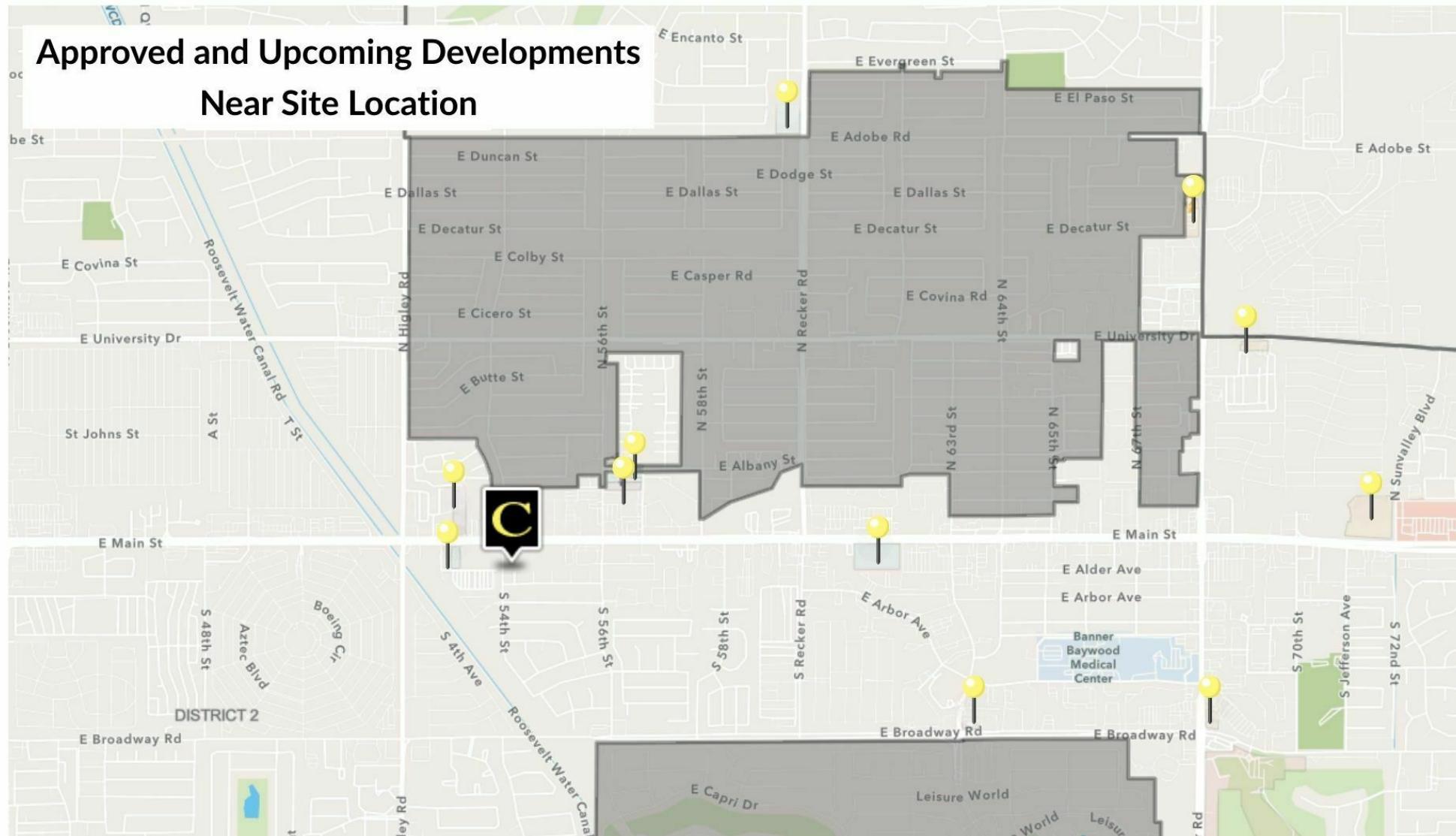
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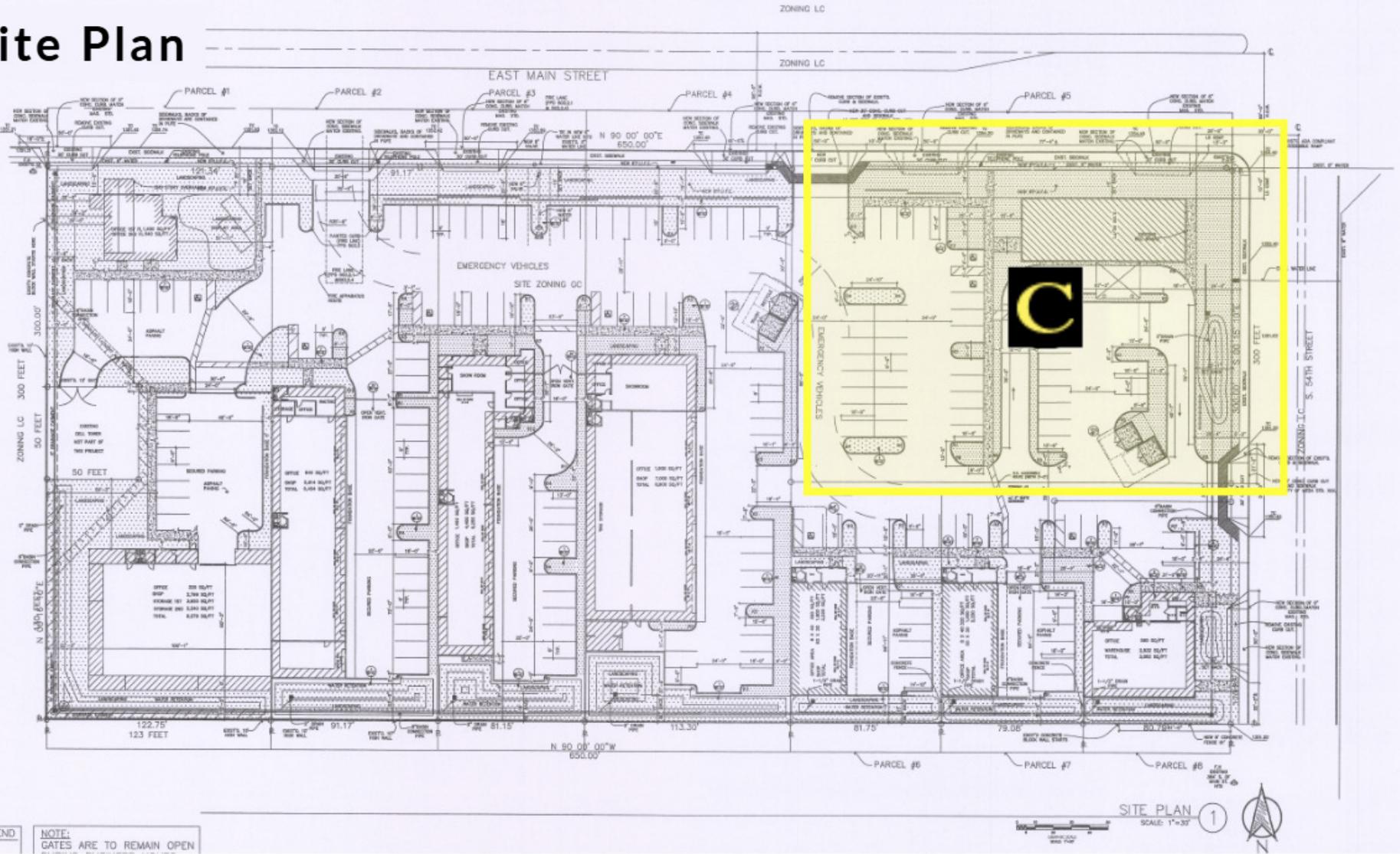
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## Site Plan



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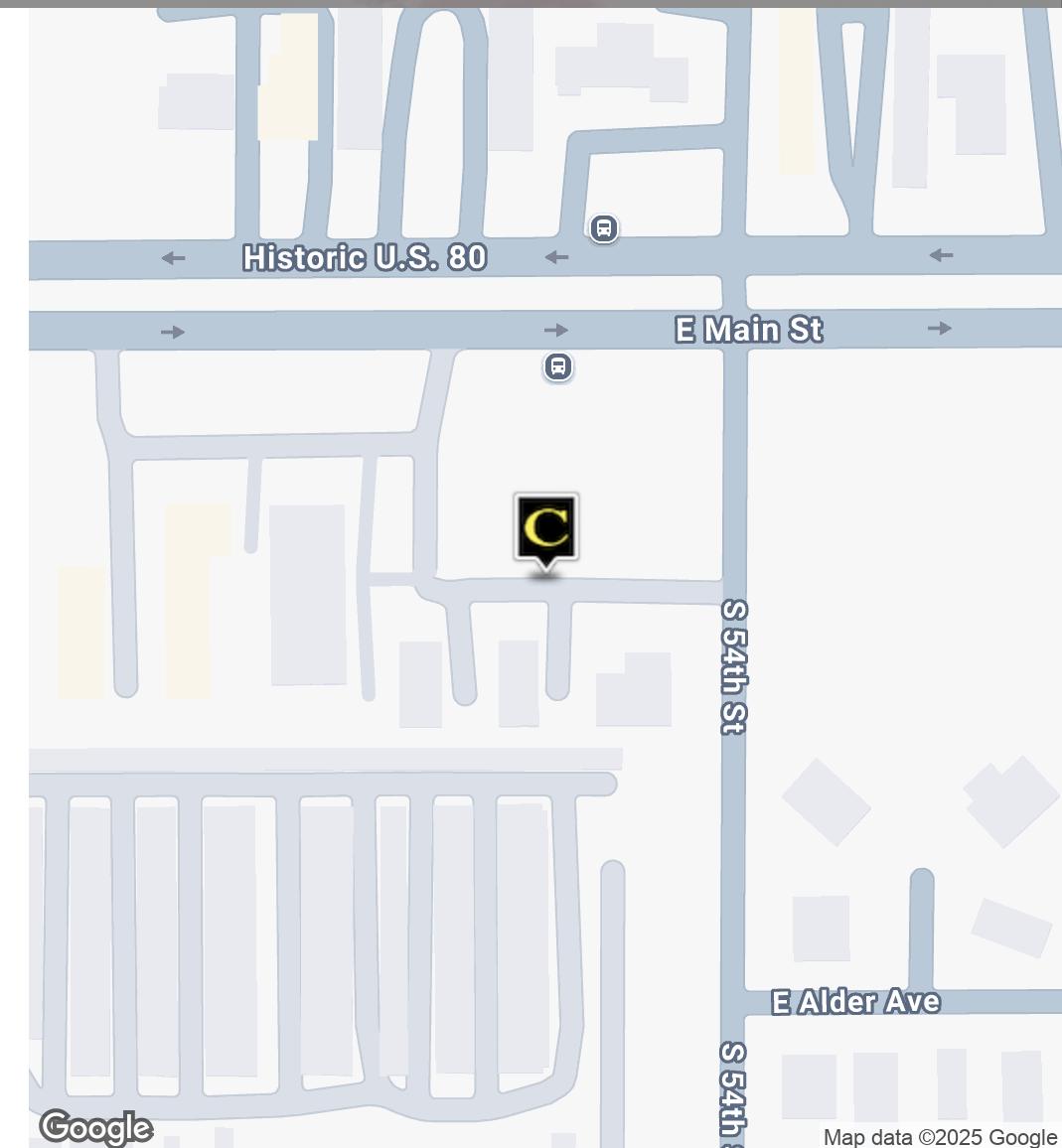
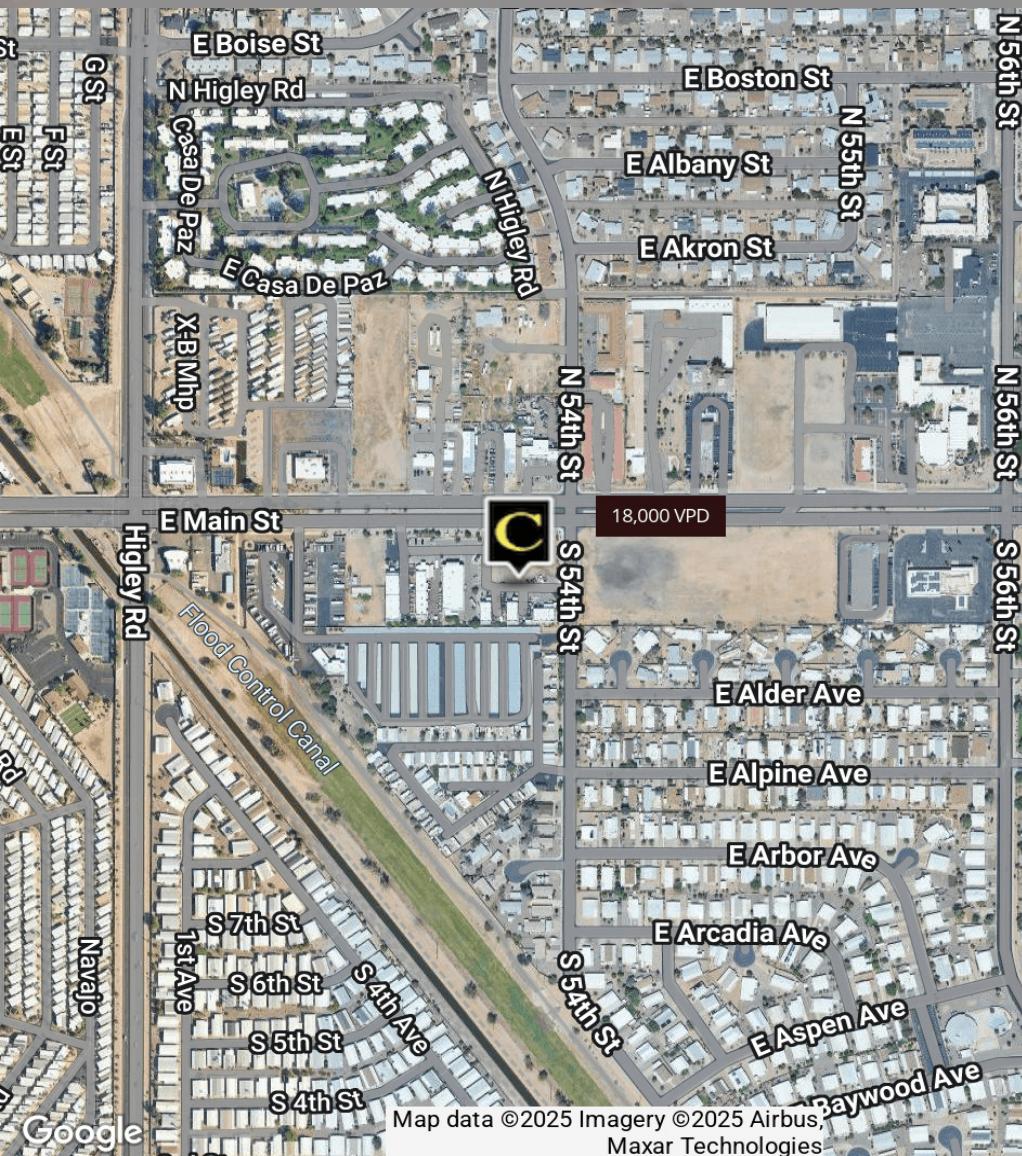
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## POPULATION

	1 MILE	3 MILES	5 MILES
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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
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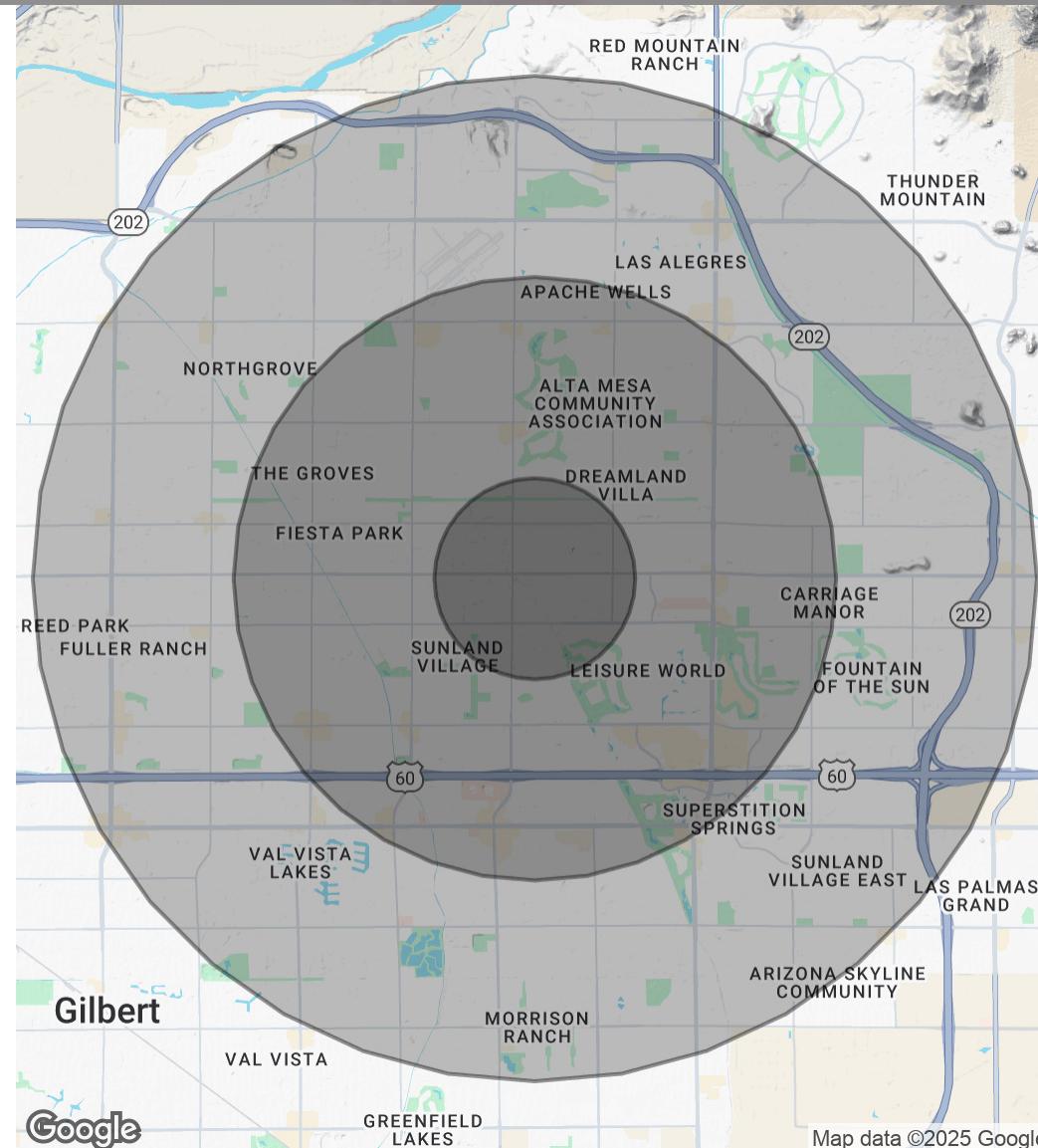
Total Households 6,768 49,555 119,541

# 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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