

LAND AND BILLBOARD FOR SALE

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



222-238 N POWER RD, MESA, AZ 85205

Aaron Norwood, Partner
480.294.6016
anorwood@levrose.com

Landon McKernan, Partner
480.294.6571
lmckernan@levrose.com

PROPERTY DETAILS

- SALE PRICE:** Land: \$200,00
Land w/ Billboard: \$450,000
- LOT SIZE:** ±0.59 Acres (±25,876 SF)
- PARCEL NUMBER:** 141-59-020, 141-59-021, & 141-59-022
- ZONING:** C-2, City of Mesa

PROPERTY HIGHLIGHTS

- BILLBOARD INCOME AND LAND TO DEVELOP
- Great opportunity for drive-thru, retail, or office development along Power Road!
- ±246 total feet frontage (3 lots) on N. Power Rd
- Between Loop 202 and U.S 60
- 3 adjoining vacant lots that total 25,876 SF
- Traffic count @ Power Rd ±26,040 VPD
- Small land parcel with GREAT frontage. Flexible zoning

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



AERIAL OVERVIEW



UNIVERSITY DR

UNIVERSITY DR

SITE

POWER RD

MAIN ST

MAIN ST

Banner Health

BROADWAY RD

SOSSAMAN RD



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	11,512	1,000,711	269,017
2028	11,569	1,017,771	272,664



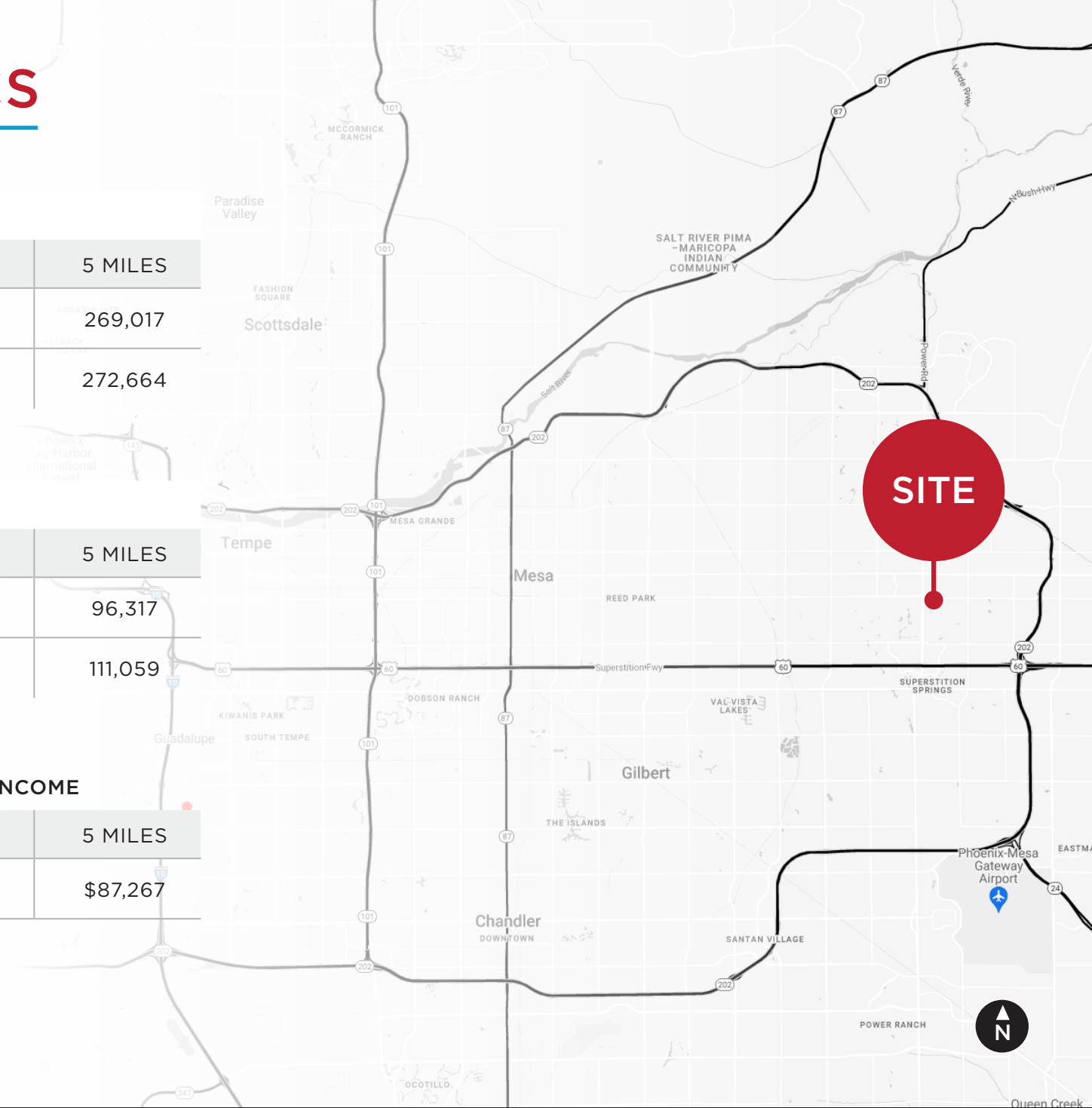
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,291	40,454	96,317
2028:	5,682	45,462	111,059



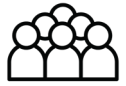
AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$56,014	\$75,952	\$87,267



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



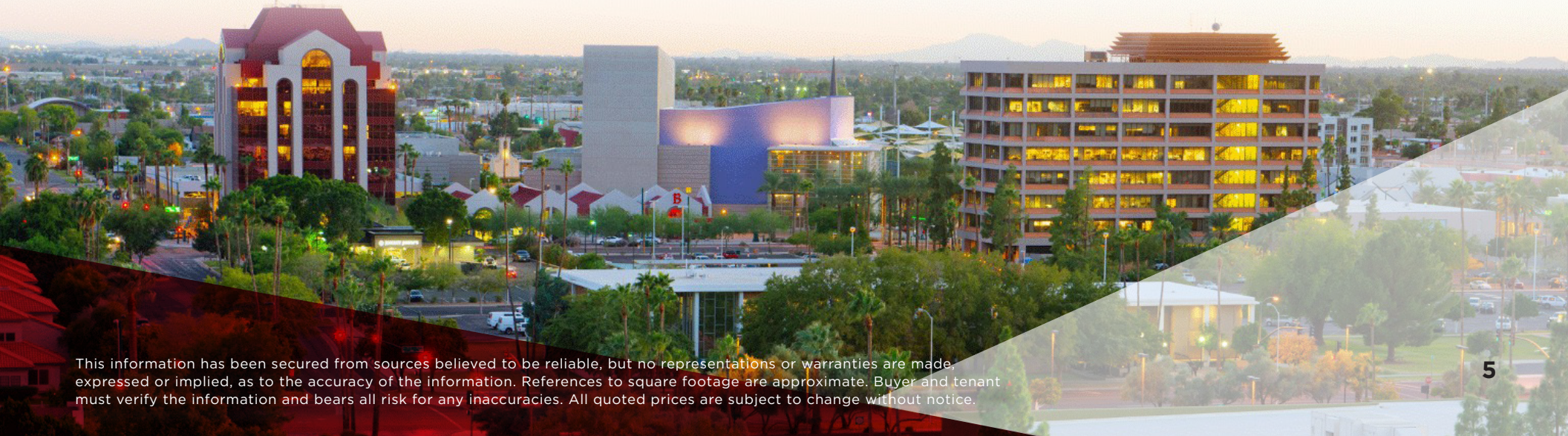
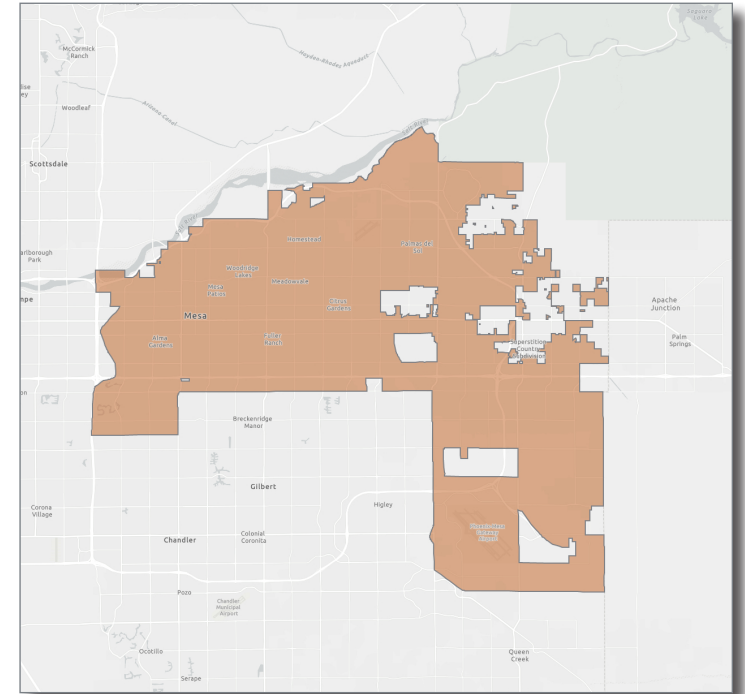
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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