



## 6638 - 6640 E SUPERSTITION SPRINGS BLVD

MESA, ARIZONA 85206

+/- 1,900 Square Feet, Suite 104

Lease Rate: \$33.00 PSF + NNN

SWC Power & Highway 60

Monument Signage Available

Immediate Trade Area is Major Retail/Traffic Hub

Population of Over 304,000 Within 5-Mile Radius

Located Next to Country Inn & Suites Hotel, Red Robin,

Osaka Japanese Steakhouse, BJ's Restaurant & Brewhouse

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	38.3	45.3	41.5
POPULATION:	7,655	113,447	304,959
AVERAGE HH INCOME:	\$79,990	\$84,163	\$92,525
TRAFFIC COUNTS	VPD		
S POWER ROAD:	39,184		
SUPERSTITION SPRINGS BLVD:	19,601		

YEAR BUILT	2001
LOT SIZE	1.66 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	141-54-661

### Matt Harper, CCIM

Senior Vice President

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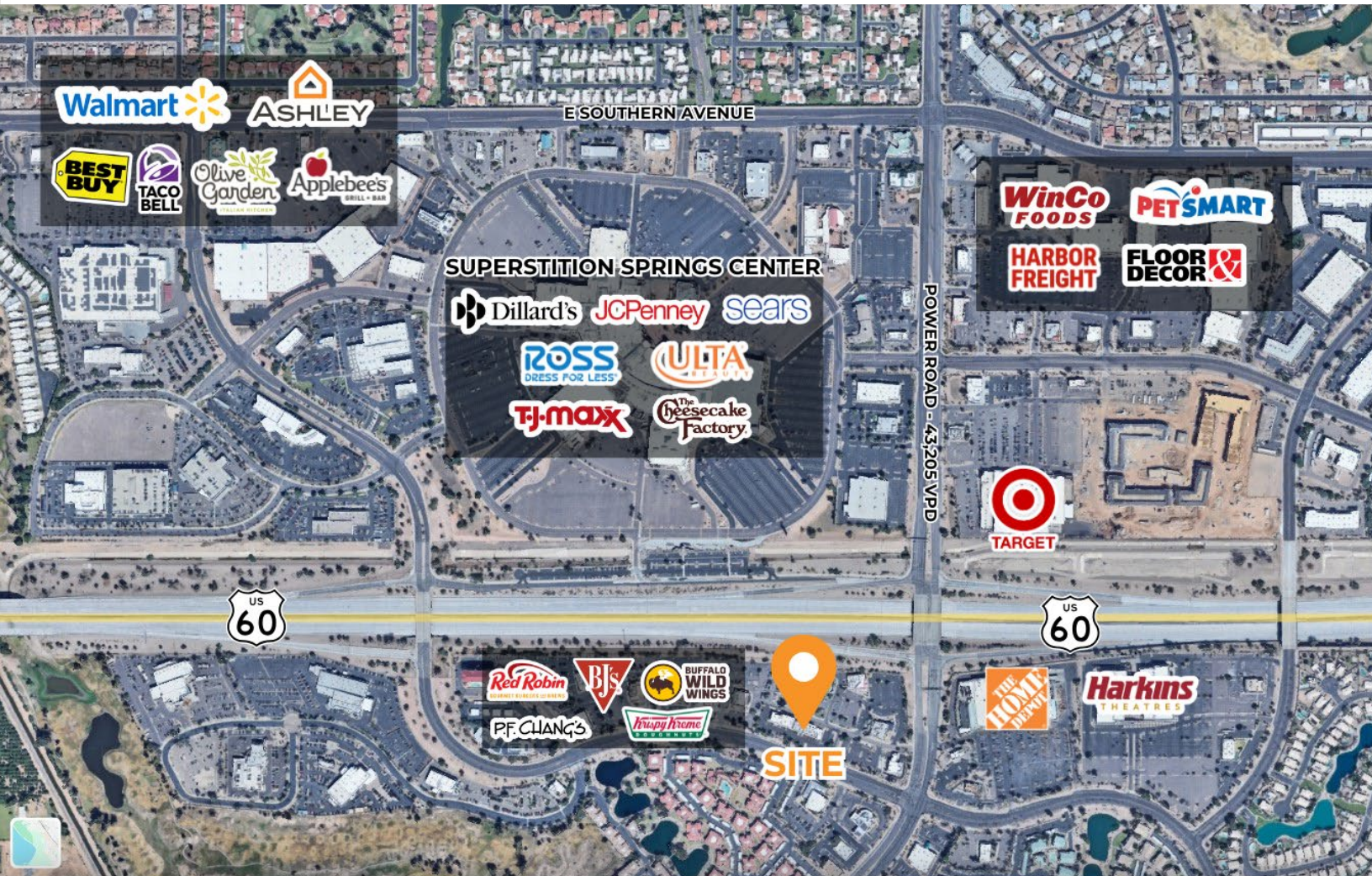
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