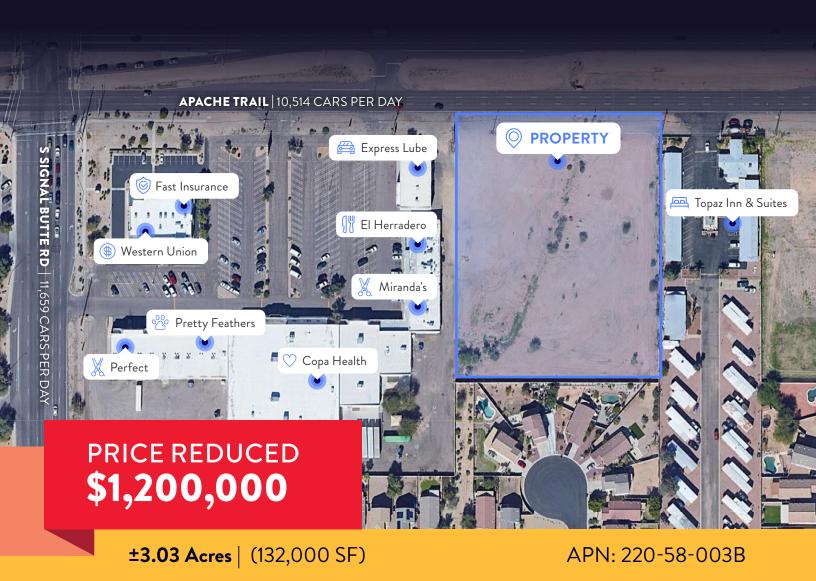
For Sale



ESEC of Apache Trail & S Signal Butte Rd

10917 E MAIN STREET MESA, ARIZONA 85208



CONTACTS



Brian Uretzky 617.308.0458 buretzky@keyser.com



Jordan Siek 206.291.3845 jsiek@keyser.com



Property Characteristics

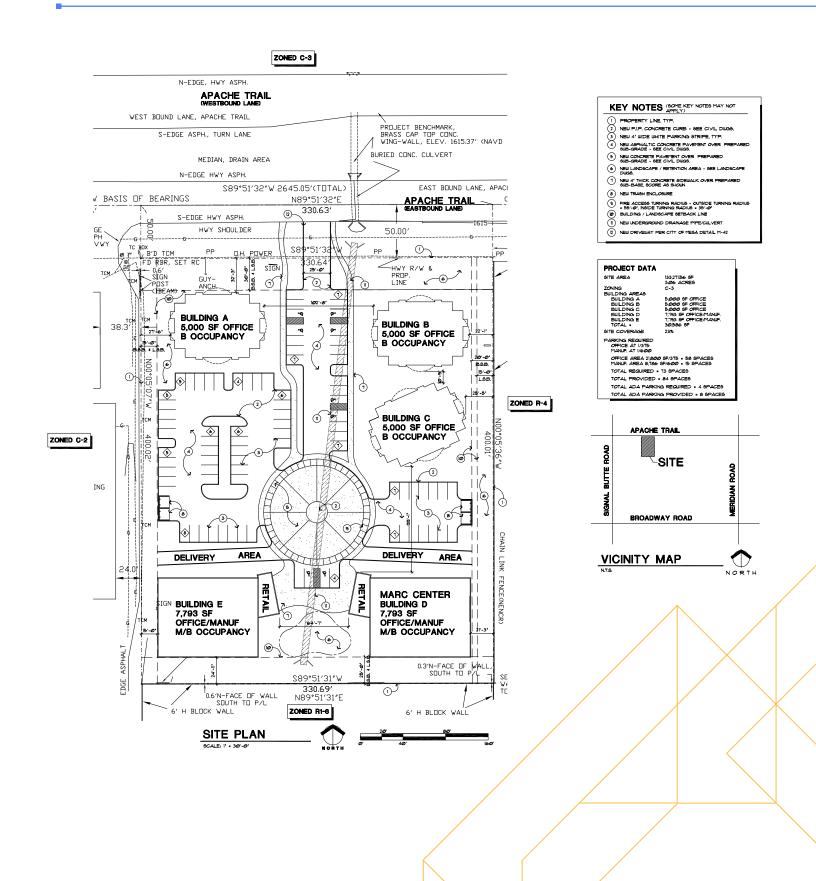
<u>Q</u>	ADDRESS	10917 E Main Street Mesa, Arizona 85208	SIZE	±3.03 Acres (132,000 SF)
%	HIGHWAY ACCESS	Minutes within the 202 Loop and Hwy 60	ZONING	City of Mesa C-G, Commercial General
	TRAFFIC COUNTS	15,000+ Vehicles Pass Daily	TOTAL BUSINESSES	4,095 (5 mile radius)





Potential Site Plan

*TO BE VERIFIED BY BUYER





Demographic Report

LOCATION DATA

	2 Miles	5 Miles	10 Miles
Current Population	48,214	182,272	471,761
Annual Growth 2023-2028	0.1%	0.2%	0.4%
Households	18,906	73,080	185,136
Median HH Income	\$56,415	\$62,168	\$79,677

TOTAL EMPLOYEES
PER MILE RADIUS







CONSUMER EXPENDITURE

(Within 5 Mile Radius)

\$634,541,185

Food & Alcohol

\$550,337,064

Transportation & Maintenance

\$384,512,188

Household

\$372,334,551

Entertainment, Hobbies, & Pets

\$124,927,285

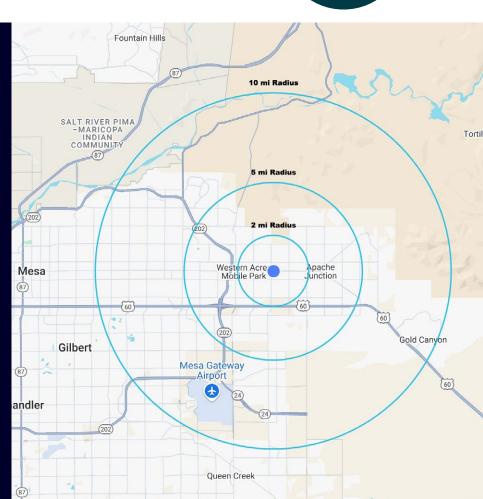
Health Care

\$121,573,068

Education & Daycare

\$11,1188,302

Apparel





Nearby Amenities

RESTARAUNTS

Denny's
Culver's
First Watch
Kneaders
Panera
Village Inn
IHop

PIZZA

Domino's Pizza Papa Johns Pizza Hut Hungry Howie's Papa Murphy's Little Ceasar's

FAST FOOD

Salad and Go In-N-Out Wing Stop Subway Jimmy John's Whataburger Taco Bell McDonald's Jack in the Box Arby's Kentucky Fried Chicken Popeyes Panda Express Wendy's Cane's Firehouse Subs

COFFEE & TREATS

Starbucks
Dutch Bros
Dunkin'
Black Rock Coffee
Nektar Juice Bar
Sonic
Dairy Queen
Cold Stone Creamery
Crumbl Cookies

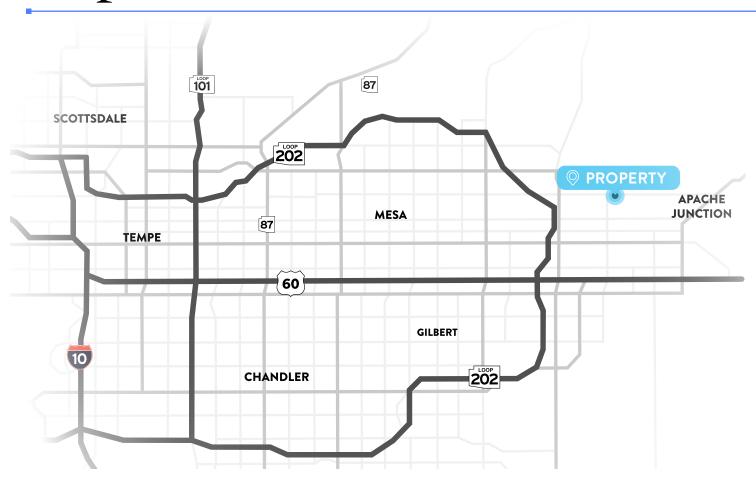
OTHER

Planet Fitness Wells Fargo Bank Autozone Harbor Freight





Map



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Thank You

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