

# For Sale



ESEC of Apache Trail & S Signal Butte Rd

10917 E MAIN STREET  
MESA, ARIZONA 85208



APACHE TRAIL | 10,514 CARS PER DAY

S SIGNAL BUTTE RD | 11,659 CARS PER DAY

PRICE REDUCED  
**\$1,200,000**

±3.03 Acres | (132,000 SF)

APN: 220-58-003B

## CONTACTS









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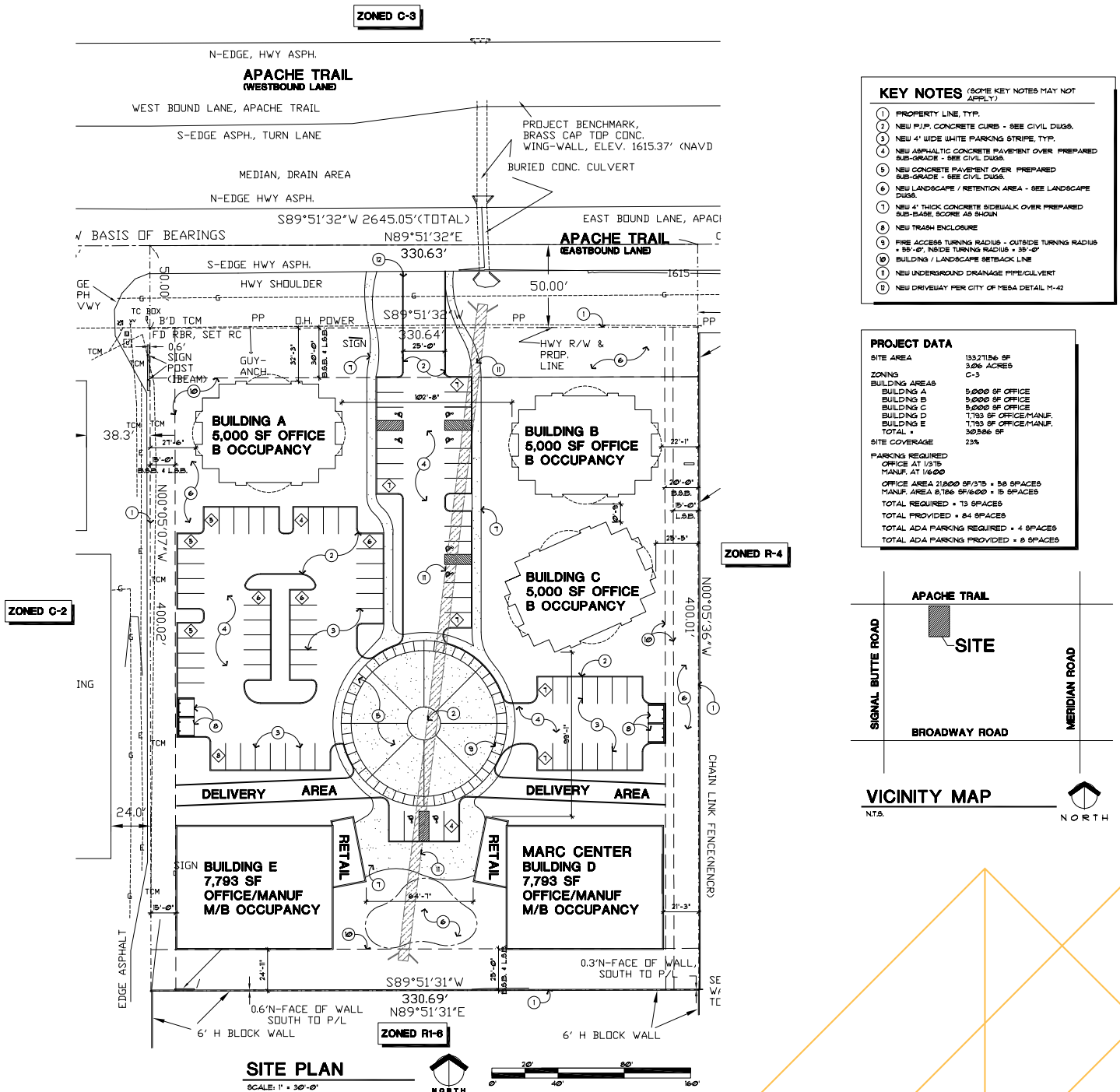
# Property Characteristics

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





**\*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

2 miles  
**12K**

5 miles  
**78.2K**

10 miles  
**159K**

## 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**

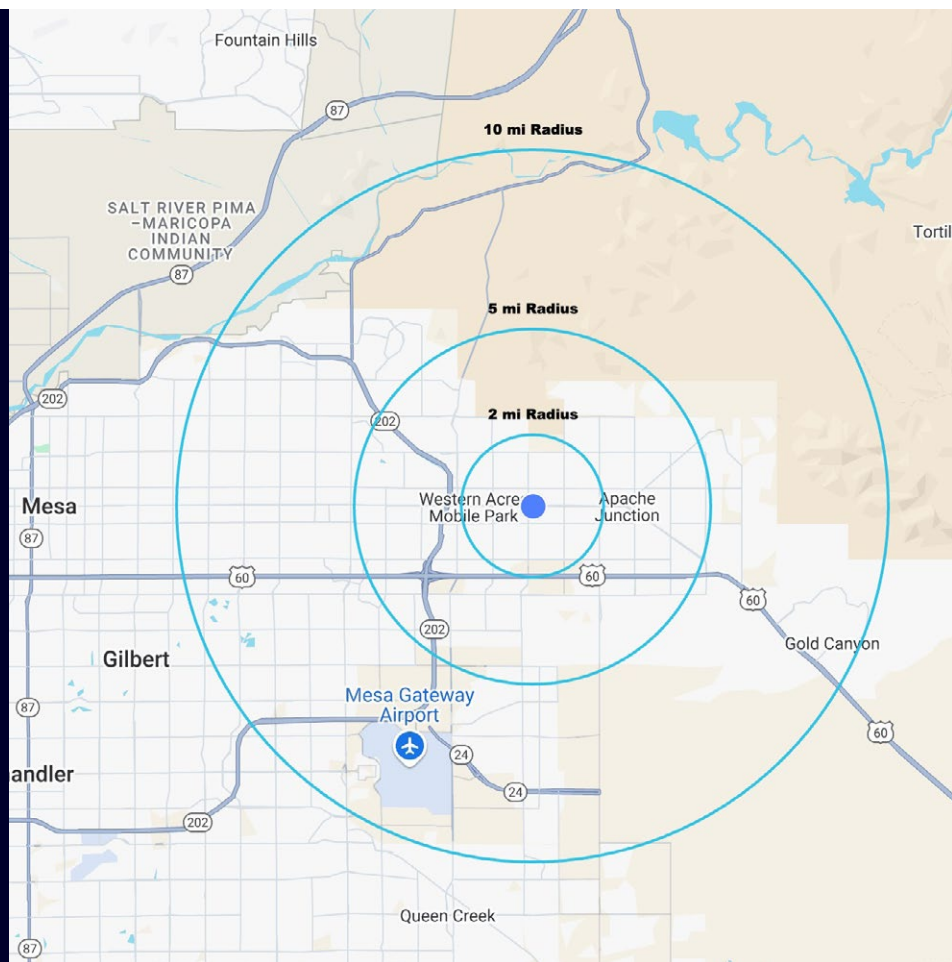
Health Care

**\$121,573,068**

Education & Daycare

**\$11,188,302**

Apparel



# Nearby Amenities

## RESTAURANTS

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

## PIZZA

Domino's Pizza  
Papa John's  
Pizza Hut  
Hungry Howie's  
Papa Murphy's  
Little Caesar'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

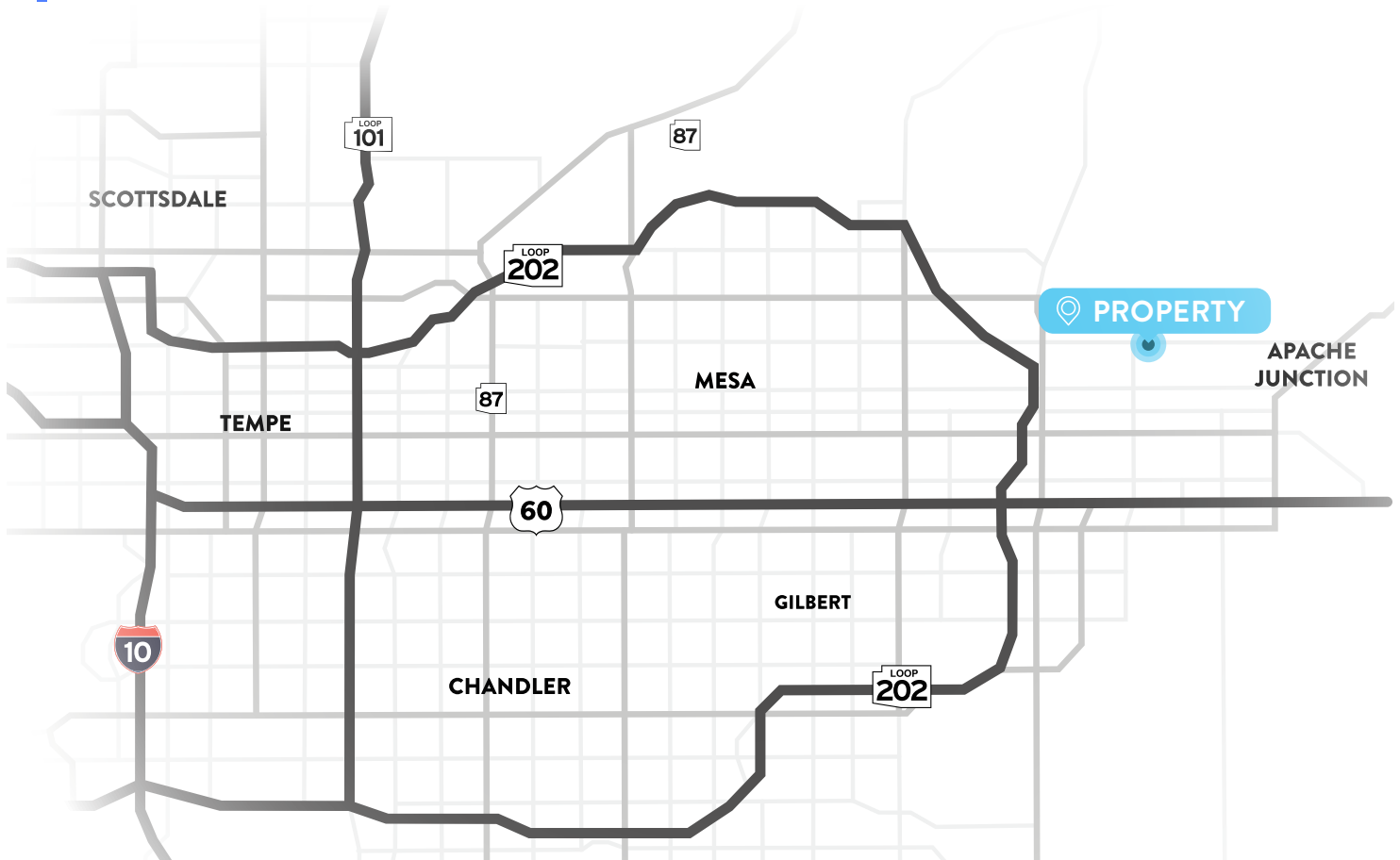
Starbucks  
Dutch Bros  
Dunkin'  
Black Rock Coffee  
Nektar Juice Bar  
Sonic  
Dairy Queen  
Cold Stone Creamery  
Crumbl Cookies

## OTHER

Planet Fitness  
Wells Fargo Bank  
Autozone  
Harbor Freight



# Map



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# Thank You

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