

SOUTHWEST CORNER MCKELLIPS RD & LINDSAY RD

MESA, ARIZONA



±1,532 SF AVAILABLE
(2nd Gen Restaurant)



Lindsay Rd ±15,238 CPD

Mckellips Rd ±24,779 CPD

2ND GEN RESTAURANT SPACE AVAILABLE!



SHOP SPACE AVAILABLE



◆ FOR LEASE: ±1,532 2ND GEN RESTAURANT & ±1,067 SF FORMER SALON SPACE AVAILABLE

Property Highlights

- Walmart-anchored small-shop opportunity at a signalized Lindsay & McKellips corner with an estimated 40,000 vehicles per day through the intersection.
- Built for everyday-needs traffic, with surrounding grocery, pharmacy, auto service, bank, food, beauty, and dental uses that support repeat neighborhood visits.
- Affluent nearby rooftops, with \$171,645 average household income and 80.1% owner occupancy within 1 mile, support strong neighborhood-service spending.
- Available ±1,067 SF small-shop footprint is well suited for quick-serve food, coffee, beauty, wellness, dental, fitness, or specialty retail users that win on convenience.
- Shared surface parking, strong visibility, and nearby access toward Loop 202 and Falcon Field.

Traffic Counts

McKellips Road	24,779 CPD
Lindsay Rd	15,238 CPD
Total	40,017 VPD

Nearby Tenants



Brian Gast
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Heather Prinsloo
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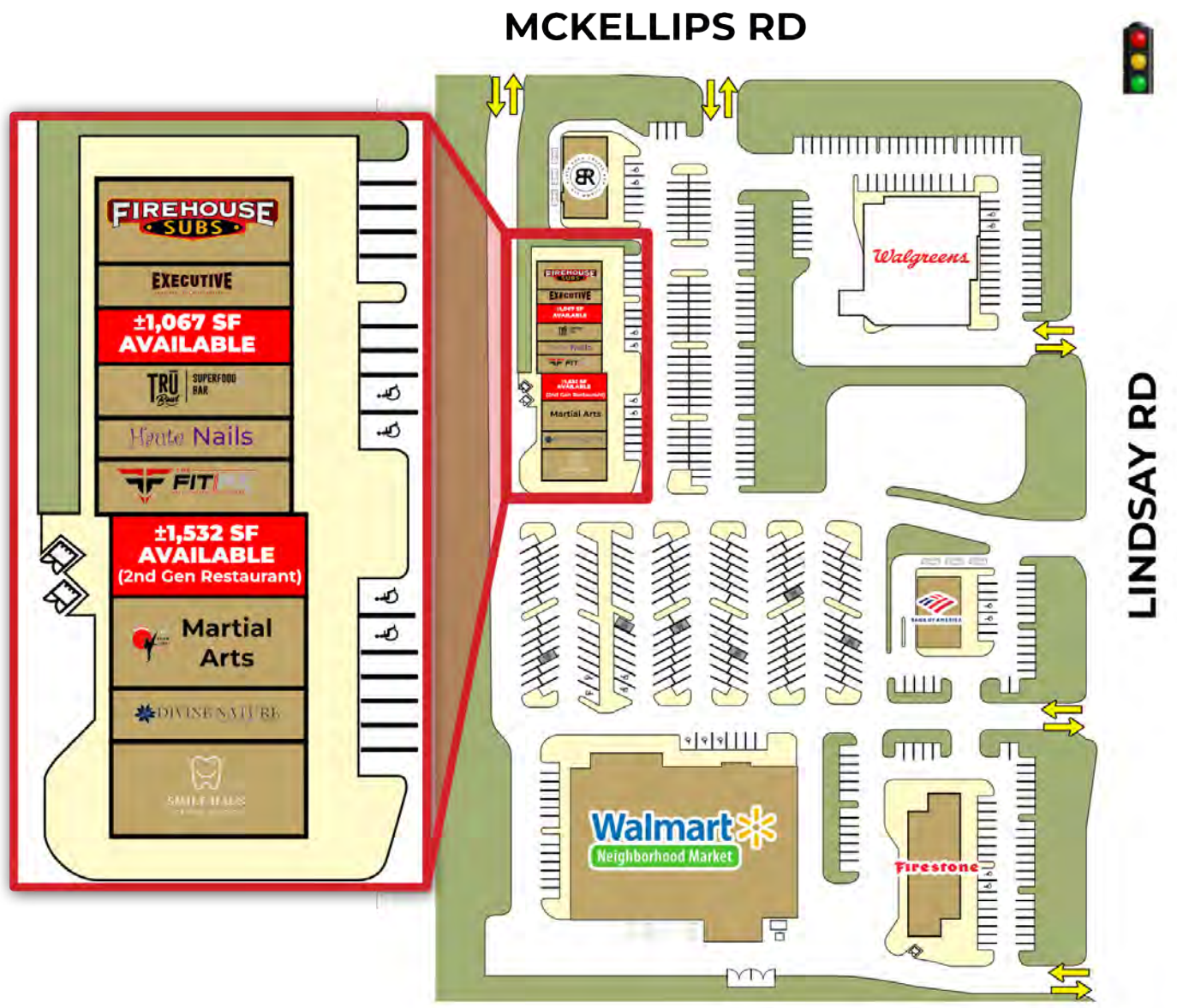
Parker Jones
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Ryan Lane
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SHOPS

Suite	Tenant	SF
114	Firehouse Subs	2,287
113	Executive Men's Grooming	1,209
112	AVAILABLE	1,067
111	TruBowl	1,252
110	Haute Nails	1,176
108	Fit/FX	1,848
106	AVAILABLE (2nd Gen Restaurant)	1,532
104	Martial Arts	2,276
103	Divine Nature	1,252
101	Light Touch Dental	2,287

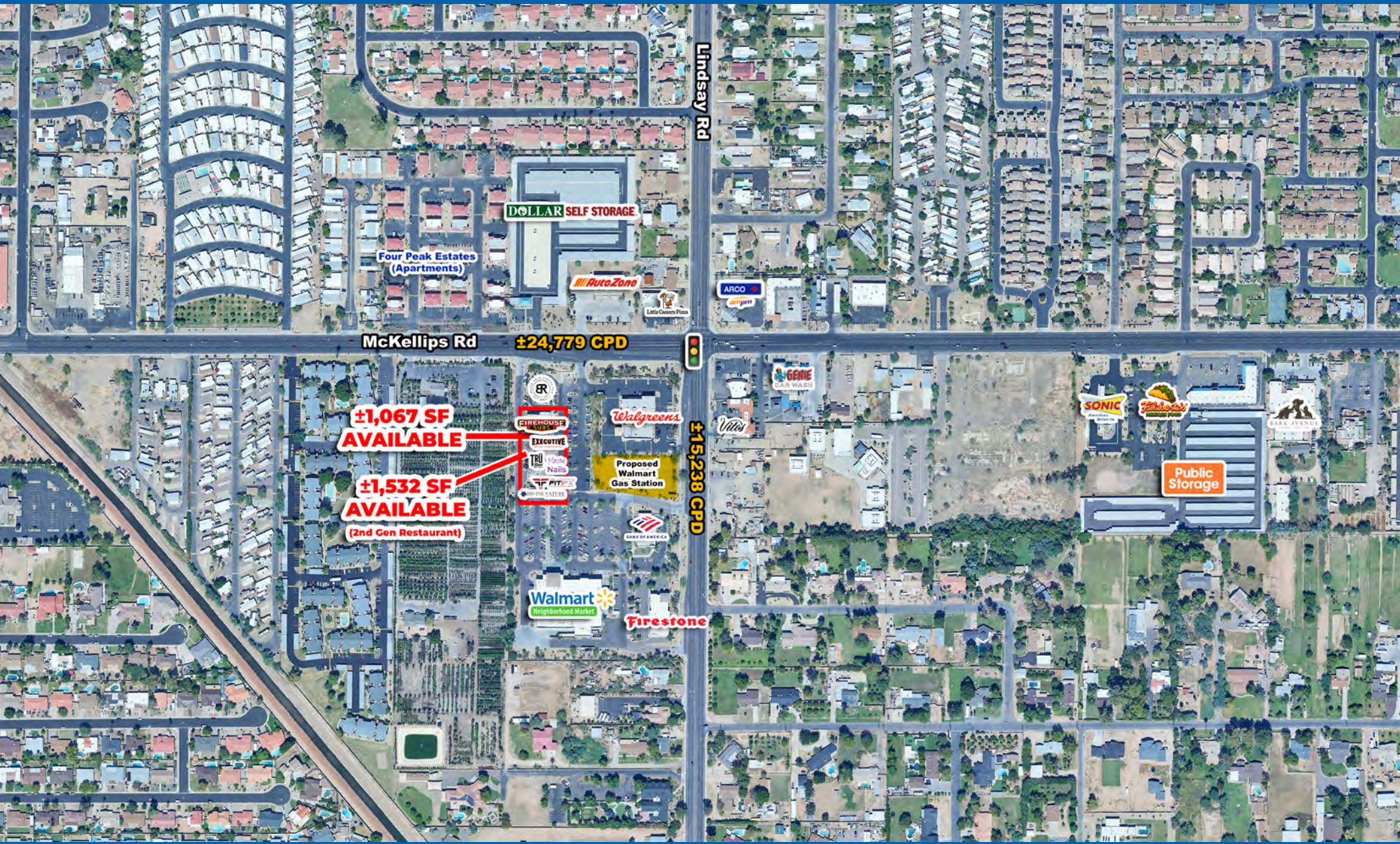


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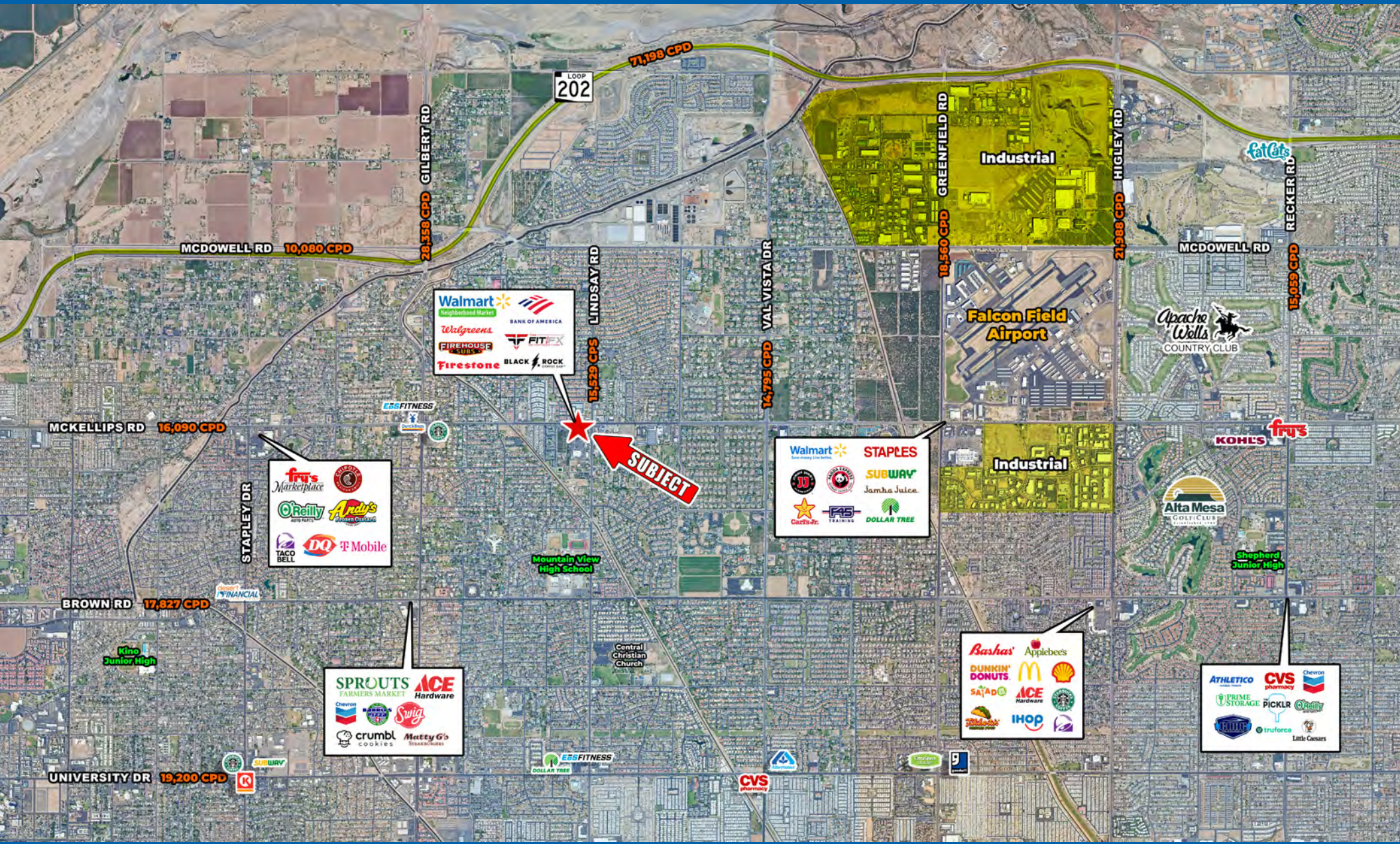


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TRADE AREA



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	12,868	89,148	256,265
	2026 TOTAL HOUSEHOLDS	4,241	33,701	101,552
	MEDIAN HOUSEHOLD INCOME	\$173,119	\$123,606	\$104,148
	2026 MEDIAN HOME VALUE	\$555,678	\$412,714	\$372,651
	2026 TOTAL EMPLOYEES	3,096	25,170	65,274
	2026 TOTAL BUSINESSES	592	4,208	10,002

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