

# FREESTANDING RETAIL

2252 E BASELINE ROAD  
MESA, AZ 85204



**FOR SALE & LEASE**  
GROUND LEASE OR BUILD-TO-SUIT

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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.

**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# OFFERING DETAILS

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**SALE PRICE**                    \$1,600,000

**LEASE RATE**                Negotiable

**AVAILABLE**                 ±3,200 SF

## HIGHLIGHTS

- Dual Grocery Anchored with EOS Fitness, Peter Piper Pizza, Applebee's, Taco Bell, KFC, Wells Fargo, Einstein's Bagels, Z-Tejas Mexican Grill
- Strong Traffic Counts and Population Density
- Dedicated Monument sign
- Former Restaurant with Hood and Walk-In Cooler
- .67 AC PAD on Baseline Road





# AERIAL OVERVIEW



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# DEMOGRAPHICS



## POPULATION

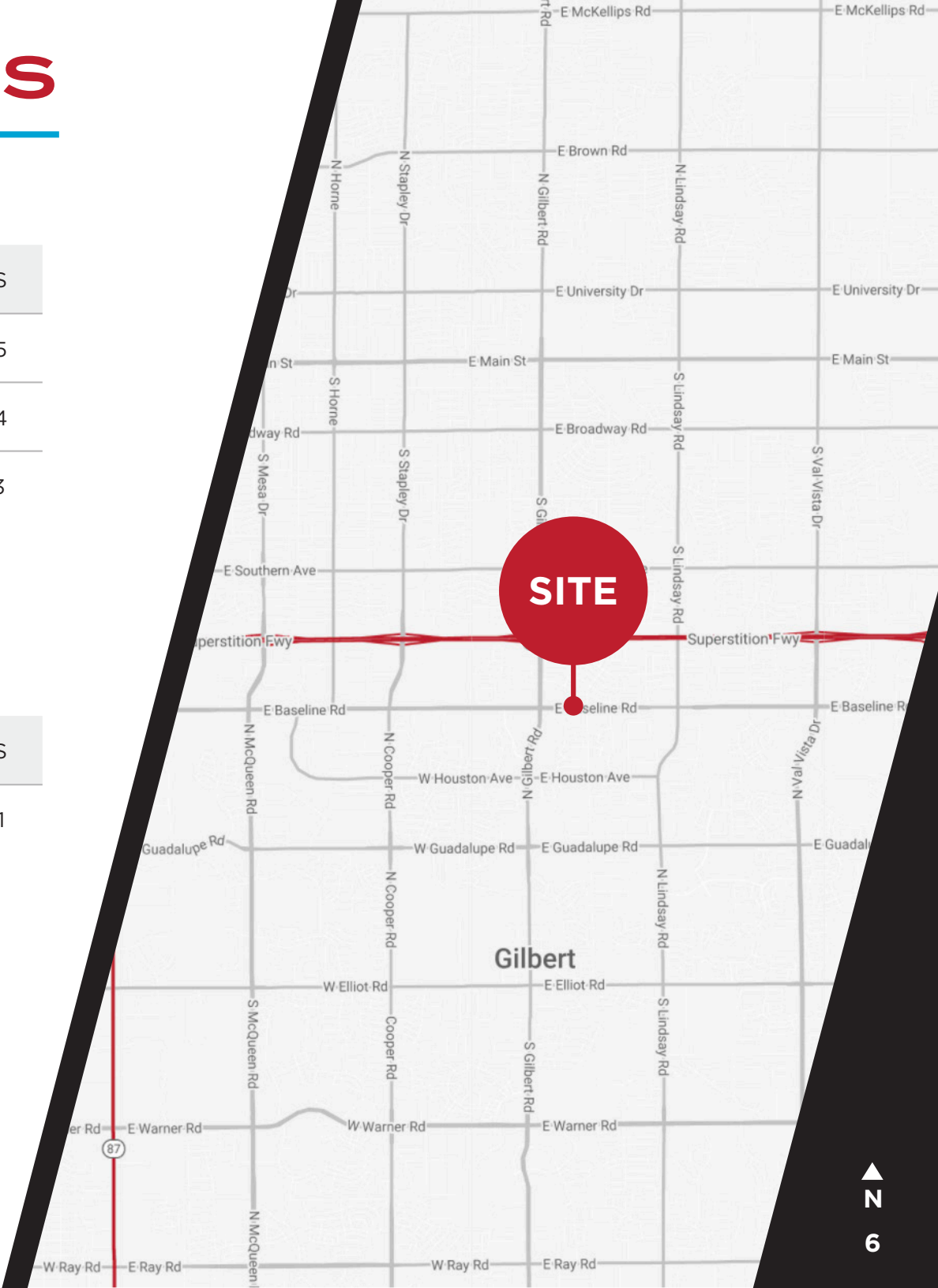
	1 MILE	3 MILES	5 MILES
<b>2021</b>	16,274	150,659	407,545
<b>2026</b>	17,082	159,389	433,264
<b>DAYTIME</b>	4,793	48,274	136,043



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2021</b>	\$81,672	\$84,814	\$85,081

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