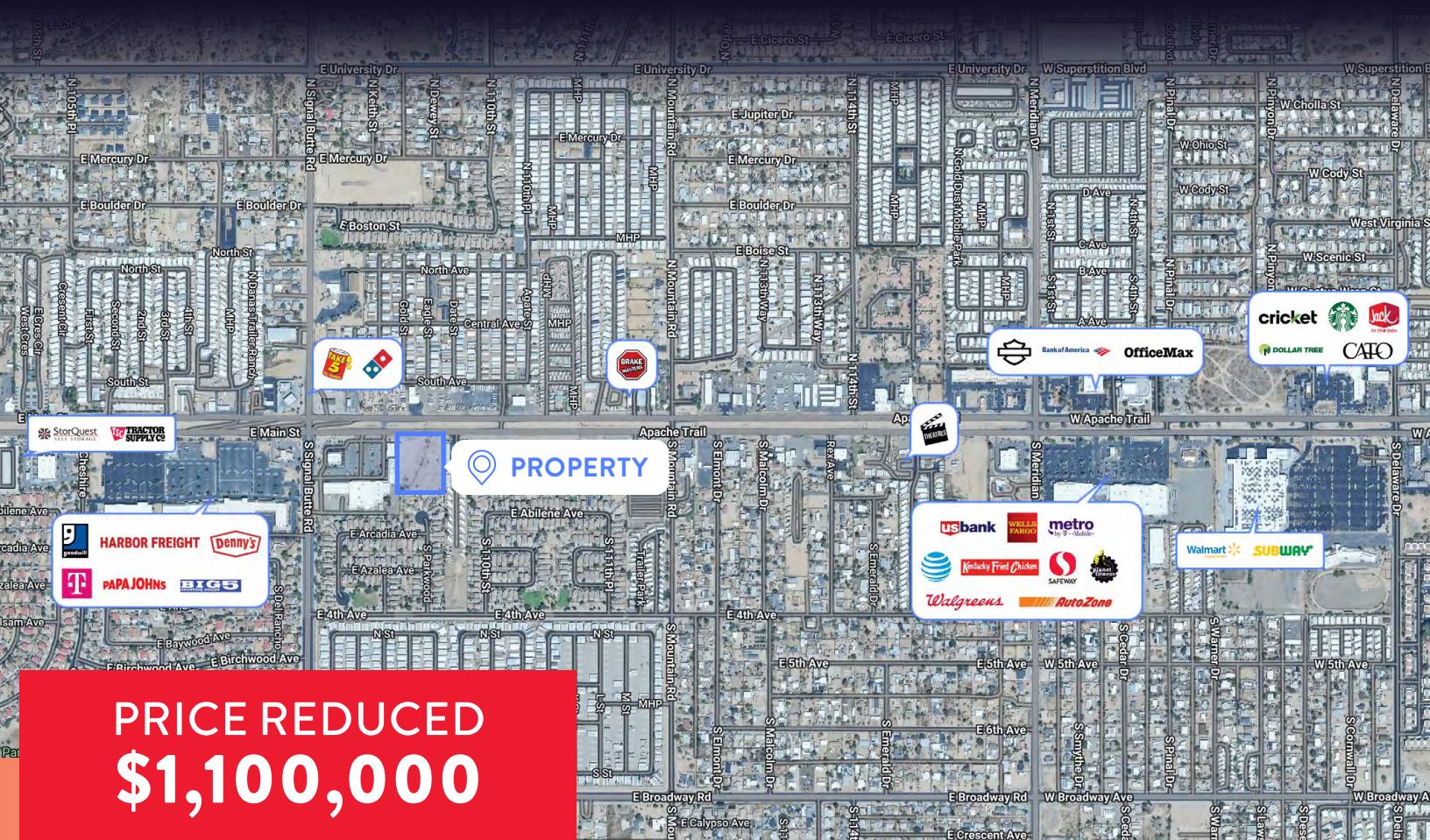


Land Sale



ESEC of Apache Trail & S Signal Butte Rd

10917 E MAIN STREET
MESA, ARIZONA 85208



±3.03 Acres | (132,000 SF)

APN: 220-58-003B

CONTACTS



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jsiek@keyser.com

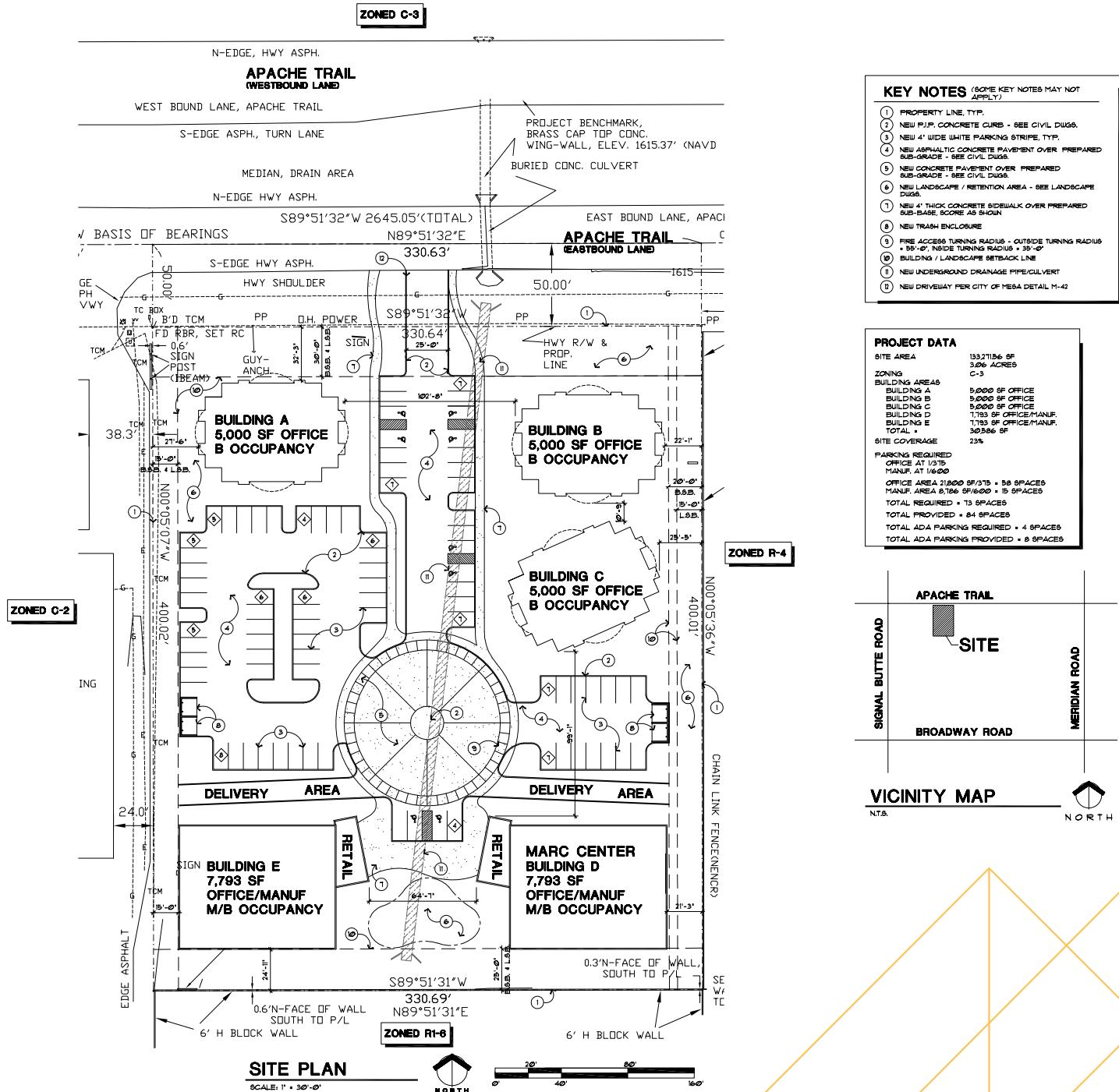
Property Characteristics

	ADDRESS	10917 E Main Street Mesa, Arizona 85208		SIZE	±3.03 Acres (132,000 SF)
	HIGHWAY ACCESS	Within minutes of Loop 202 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**

2 miles
12K

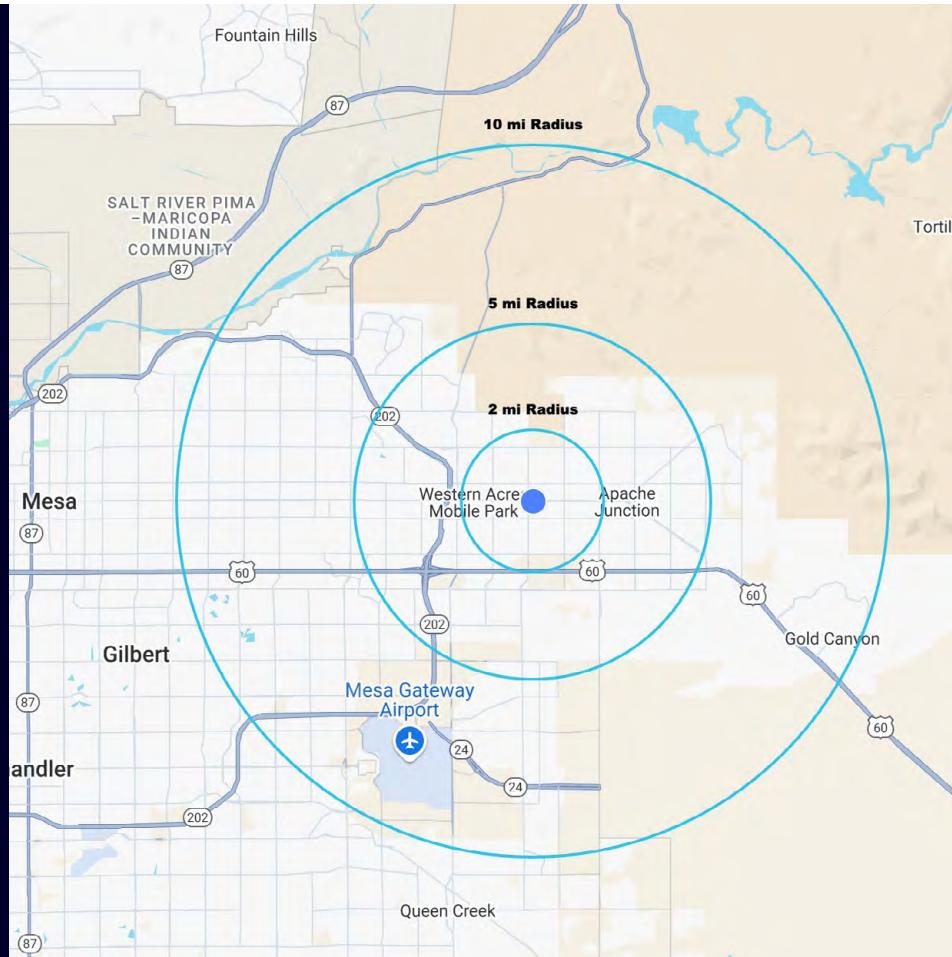
5 miles
78.2K

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 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

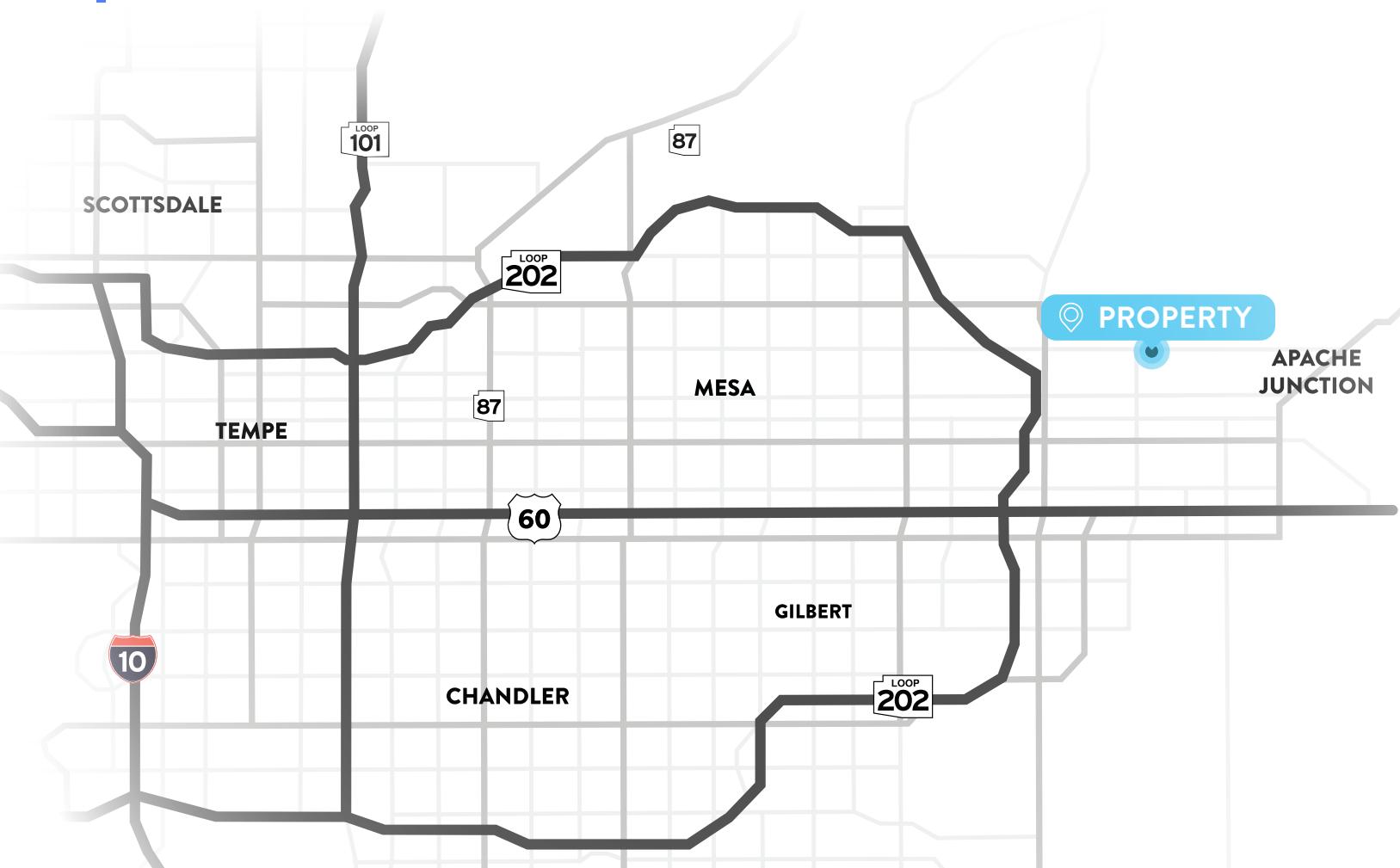
Starbucks
Dutch Bros
Dunkin'
Black Rock Coffee
Nekter Juice Bar
Sonic
Dairy Queen
Cold Stone Creamery
Crumbl Cookies

OTHER

Planet Fitness
Wells Fargo Bank
Autozone
Harbor Freight



Map



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Thank You

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