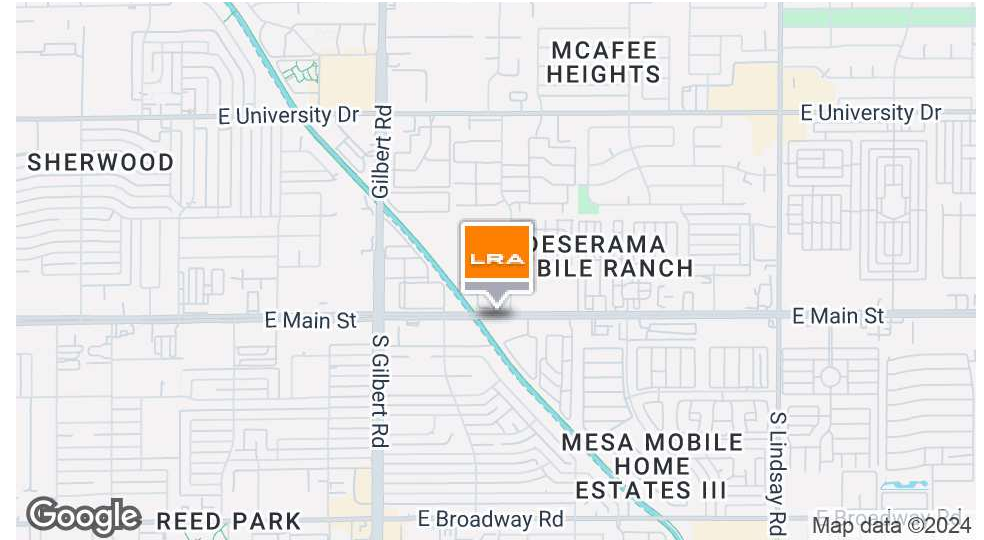


# 2217 East Main Street

2217 East Main Street | Mesa, AZ 85213



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	3,700 SF
Available SF:	2,500 - 3,700 SF
Zoning:	C-G

## PROPERTY OVERVIEW

This retail/flex space is located on Main St in Mesa, directly across from CampingWorld. It features 2500 SF of retail space, along with 1200 SF of warehouse space with two 12 ft roll up doors. The space can be divisible if the warehouse portion is not needed. The open floorplan offers one private office, a break room area, and a restroom. With Main St frontage, RV and mobile home parks, shopping, and easy freeway access to both the US 60 and the 202 Red-mountain freeways, the location is ideal. The space may be well suited for a wide range of businesses, such as a bicycle store, medical supplies/mobility store, sports equipment, or lawn care. Parking is only permitted in the front of the building, with 8 parking spaces total.

## PROPERTY HIGHLIGHTS

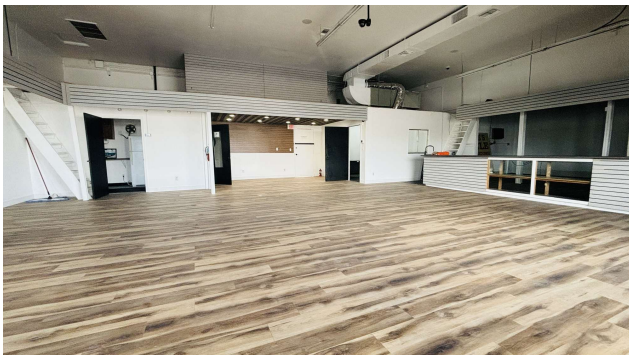
- 1200 SF warehouse space
- 12 FT roll up doors
- Main St frontage
- 15 FT ceilings



FOR LEASE FREESTANDING RETAIL

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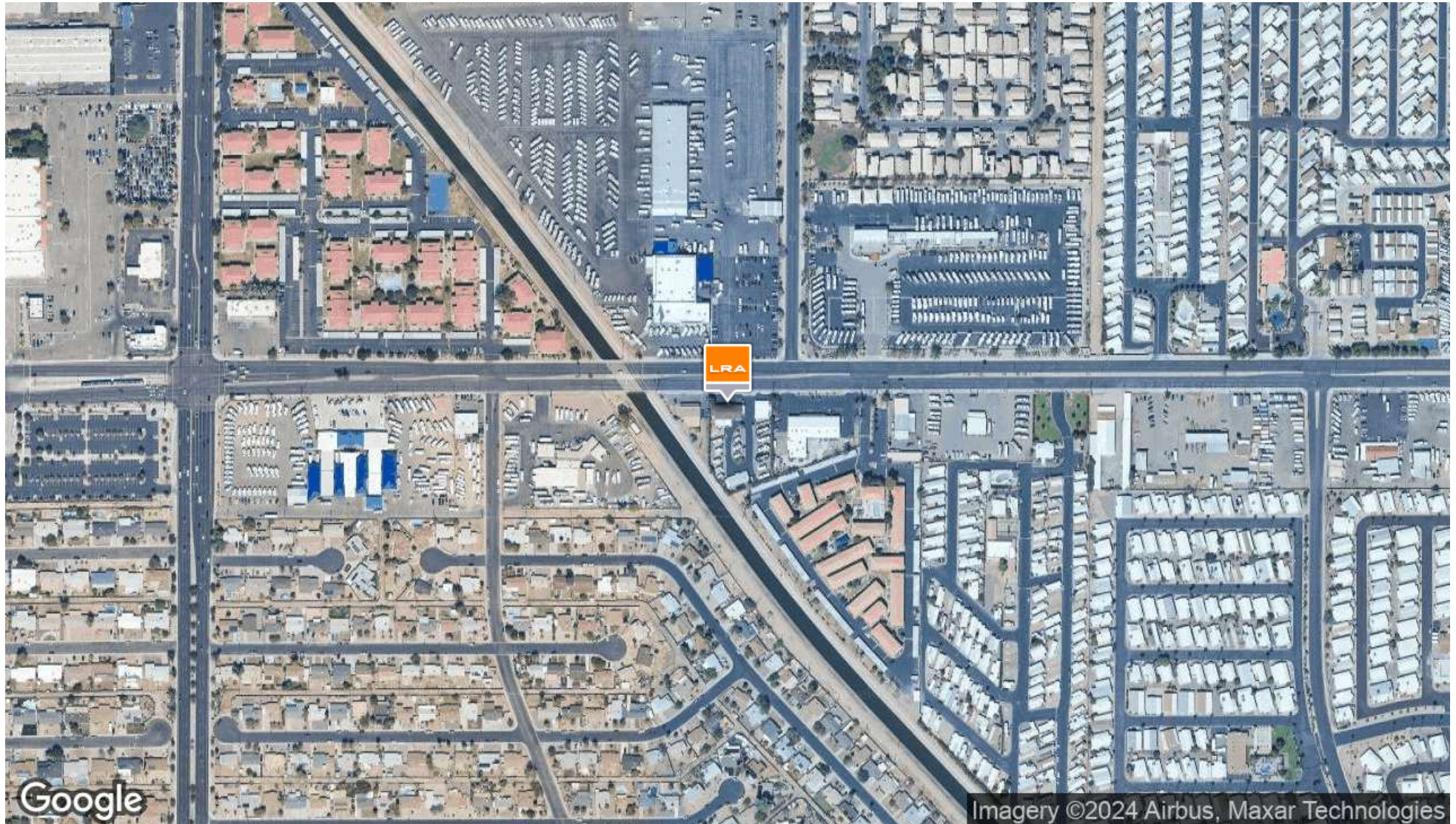


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FOR LEASE FREESTANDING RETAIL

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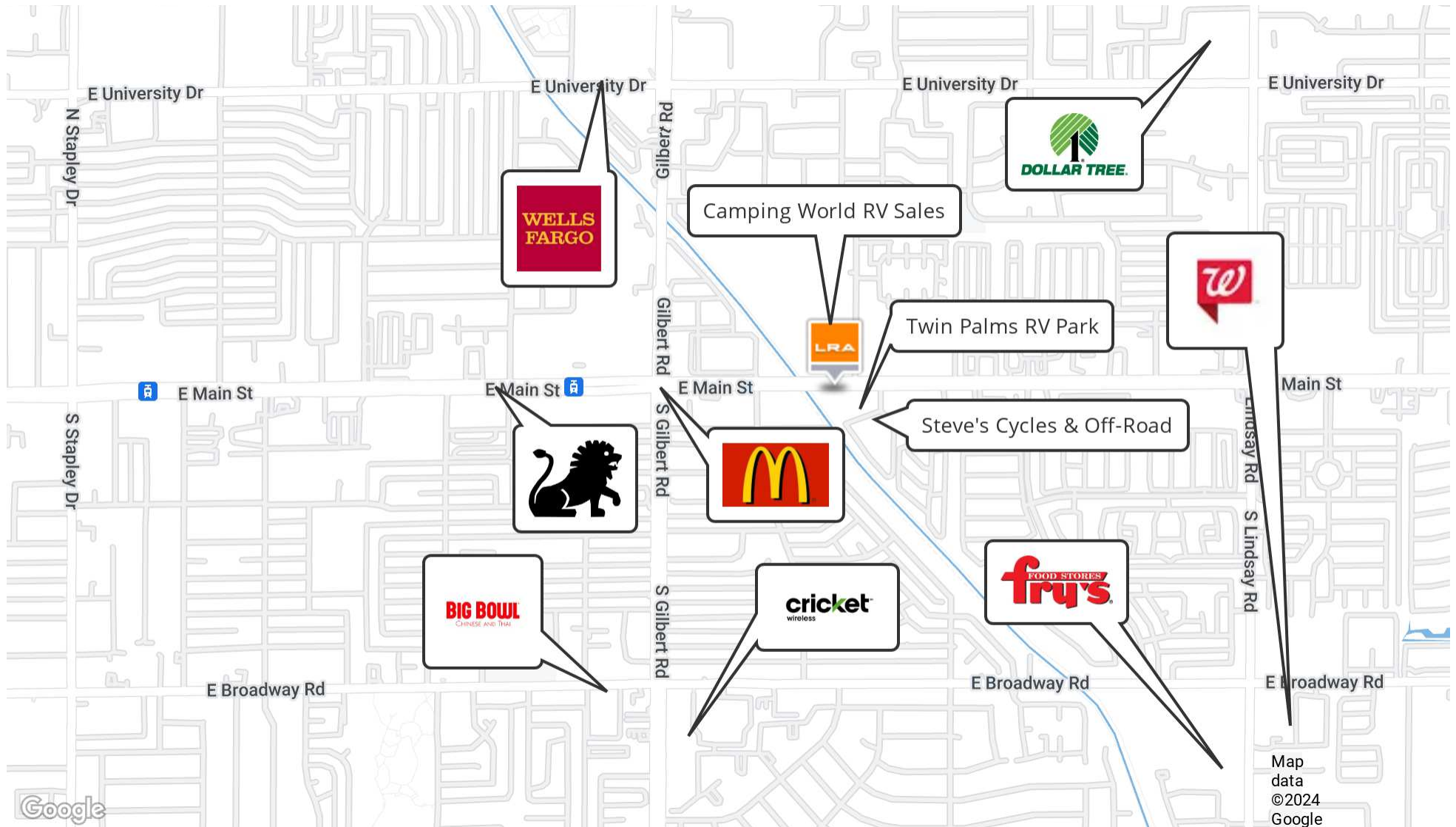
[www.lrarealestate.com](http://www.lrarealestate.com)

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FOR LEASE FREESTANDING RETAIL

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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,727	7,520	24,951
Average Age	37	36	36
Average Age (Male)	36	35	36
Average Age (Female)	38	37	37

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	758	3,001	9,176
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$59,162	\$64,510	\$76,620
Average House Value	\$227,634	\$253,384	\$335,404

Demographics data derived from AlphaMap

