



FULLY PERMITTED DRIVE-THRU

Southern Ave and Gilbert Rd - Southwest Corner
Mesa, Arizona

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.722.2500
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com



FULLY PERMITTED DRIVE-THRU

Southern Ave and Gilbert Rd - Southwest Corner
Mesa, Arizona



±3,136 SF WITH DRIVE-THRU

Property Highlights

- Excellent visibility to over 70,000 VPD at intersection
- Monument sign on Southern Ave
- 100 yards from the 5th largest high school in Arizona - 3,500 students
- Great access
- ±3,136 SF building with fully permitted drive-thru ready to start construction

Traffic Counts

Southern Ave	58,855 CPD
Gilbert Rd	22,044 CPD
Total	80,899 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	21,105	159,056	405,898
Estimated Households	7,309	58,983	155,879
Med Household Income	\$101,040	\$102,929	\$111,804
Daytime Population	4,168	55,707	132,222

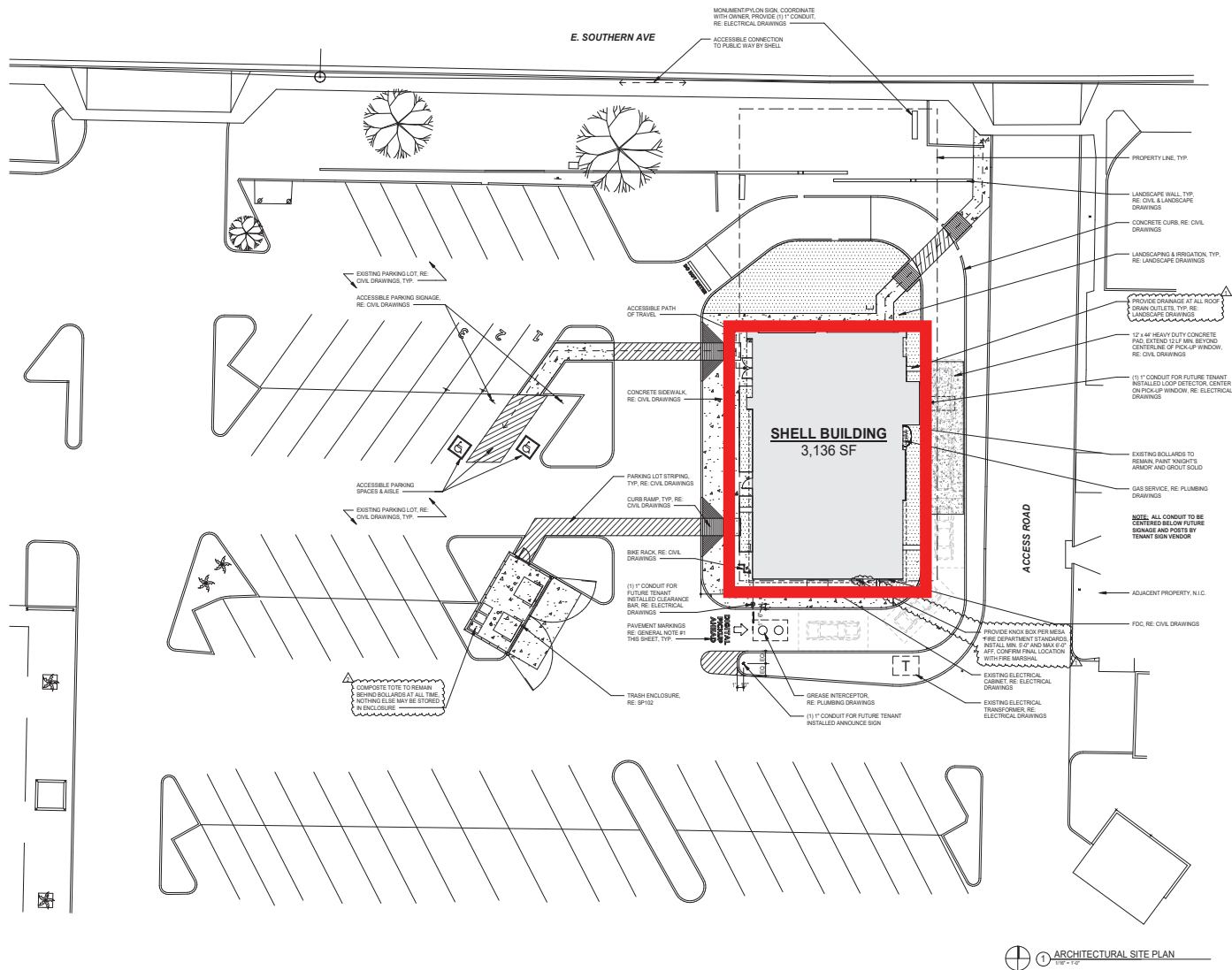
Source: SitesUSA

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.722.2500
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com





Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.722.2500
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

DEMOGRAPHICS



2024 POPULATION

1 MILE: 21,105
3 MILES: 159,056
5 MILES: 405,898



MEDIAN HOUSEHOLD INCOME

1 MILE: \$101,040
3 MILES: \$102,929
5 MILES: \$111,804



POPULATION GROWTH PROJECTION 2024 - 2029

1 MILE: 0%
3 MILES: 0%
5 MILES: 0%



TOTAL BUSINESSES

1 MILE: 631
3 MILES: 7,831
5 MILES: 18,604



2024 TOTAL HOUSEHOLDS

1 MILE: 7,309
3 MILES: 58,983
5 MILES: 155,879



NUMBER OF EMPLOYEES

1 MILE: 4,168
3 MILES: 55,707
5 MILES: 132,222



MEDIAN HOME VALUE

1 MILE: \$403,411
3 MILES: \$381,497
5 MILES: \$411,804

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Richard Francis

602.722.2500

richard.francis@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Richard Francis

602.722.2500
richard.francis@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

