



**FOR SALE | RETAIL**

# 955 E Main St

955 E Main St | Mesa, AZ 85203

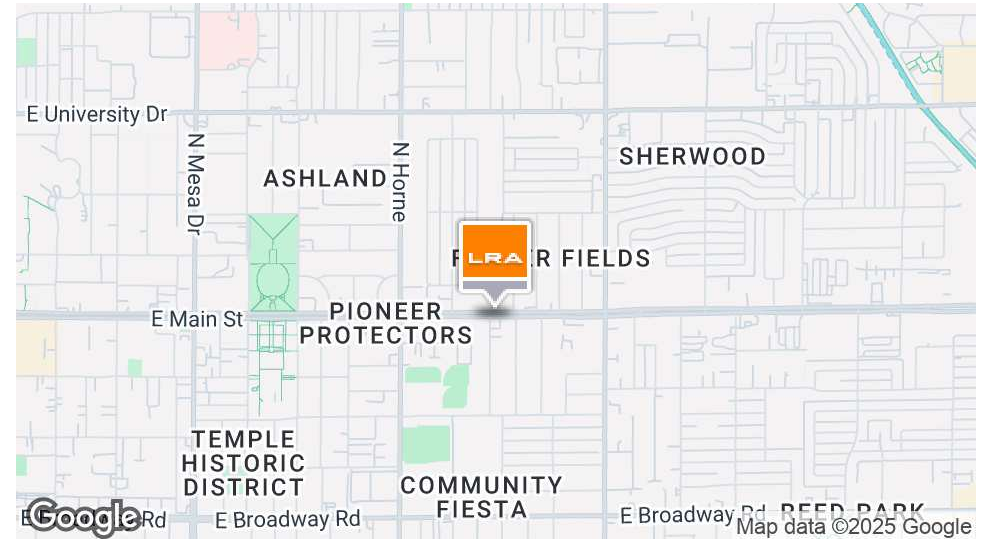
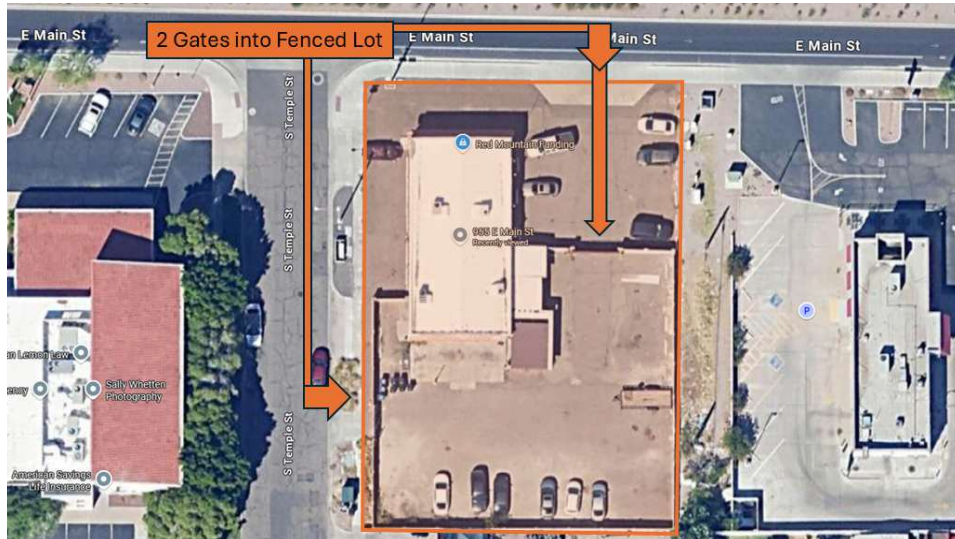
PRESENTED BY:

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## OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	3,220 SF
Lot Size:	23,047 SF
Price / SF:	\$217.08
Year Built:	1959
Zoning:	LC

## PROPERTY OVERVIEW

This hard corner lot features a freestanding 3,220 SF retail/office building with prime visibility in a high-traffic location on Main Street. Boasting 100% occupancy, this well-maintained property offers ample parking and a versatile floor plan to accommodate diverse retail or office needs. Zoned LC. Tenant is on Month-to-Month for an owner user purchase. With the right terms, tenant is willing to sign an extended lease or lease a portion of the building for owner user.

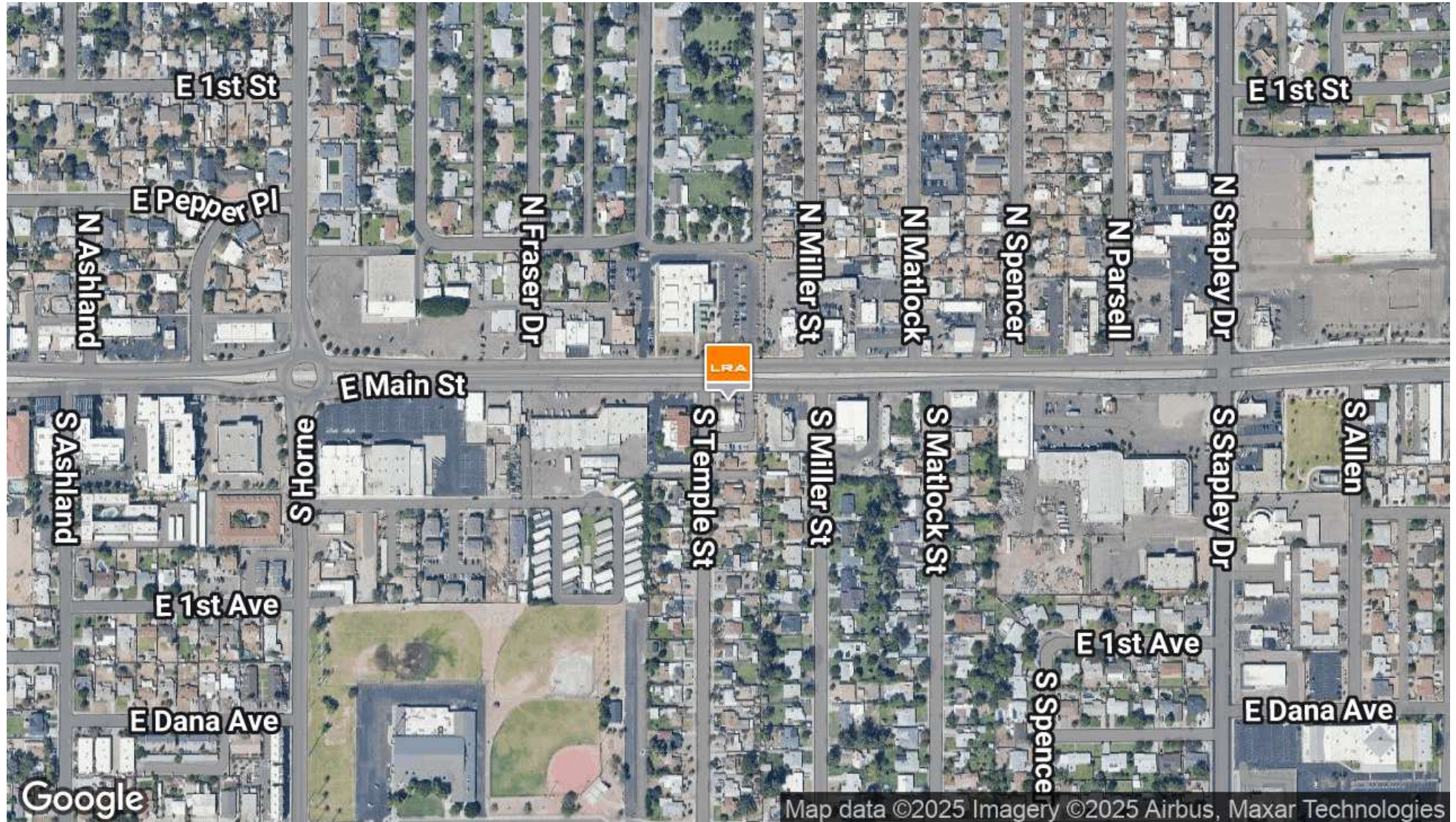
## PROPERTY HIGHLIGHTS

- Hard Corner Lot
- Fenced in Yard (2 Access Gates)
- Freestanding Retail/Office Building
- Prime retail visibility
- Main Street / High traffic area
- Ample parking



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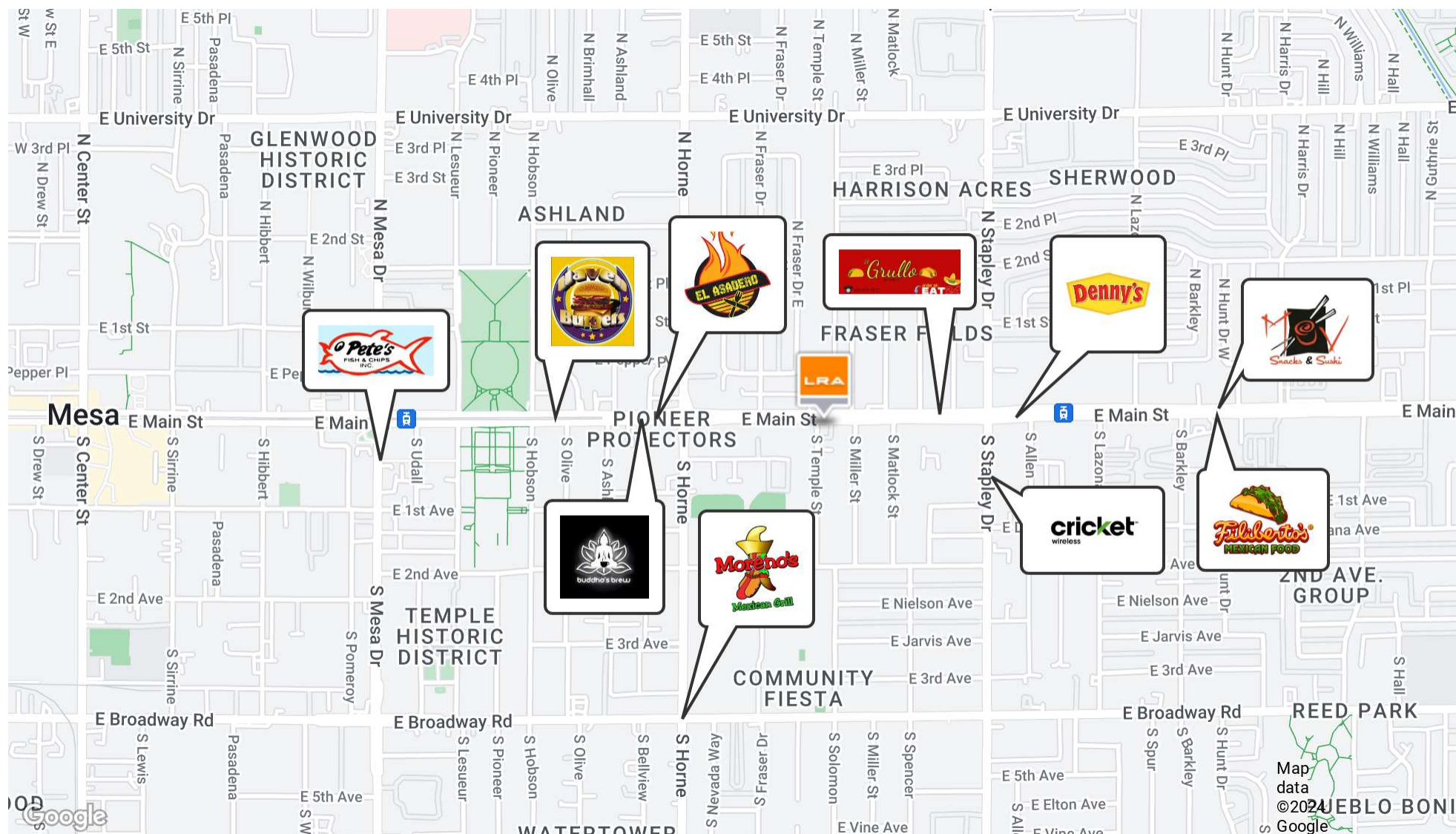
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,843	6,330	24,670
Average Age	32	32	33
Average Age (Male)	31	32	32
Average Age (Female)	33	33	34

## HOUSEHOLDS &amp; INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	589	2,028	7,852
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$65,516	\$65,228	\$68,072
Average House Value	\$463,257	\$415,559	\$405,844

Demographics data derived from AlphaMap

