



SPACE AVAILABLE:	± 813 - 2,952 SF
LEASE RATE:	\$18.00 SF/yr NNN
BUILDING SIZE:	± 19,681 SF
YEAR BUILT:	1987
ZONING:	GC / LC
CROSS STREETS:	Lindsay Road & Main Street
TRAFFIC COUNT:	± 40,751 VPD (Intersection)

- Former Corner Store with Walk-in Cooler Still in Place
- Former Massage Studio
- Excellent Street Frontage: Hard Corner on Lindsay and Main
- Busy Intersection
- Dense Population with High Income Demographics
- Surrounded by New Developments
- Light Rail will not Disrupt Access to Property
- Competitive Lease Rate for Trade Area

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# Lindsay Corners

Retail *For Lease*

2760 E. Main Street | Mesa, Arizona 85213

ORION Investment Real Estate

Scottsdale Fashion Square Office Building  
7150 East Camelback Road, Suite 425

ORION  
INVESTMENT REAL ESTATE



*Mitchell's Auto*

**SUITE 101**

1,601 SF

**SUITE 102**

813 SF

**SUITE 103**

1,213 SF

**SUITE 104**

2,952 SF

SHERWIN-WILLIAMS®



MESA  
SALES  
FLOORING | FABRIC

**SUITE 110**

1,450 SF

*Former  
Massage*

Main Street

Lindsay Road

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### What is Mesa all about?

*Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 138 square miles, is the third largest city in Arizona and the 36th largest city in the nation. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.*

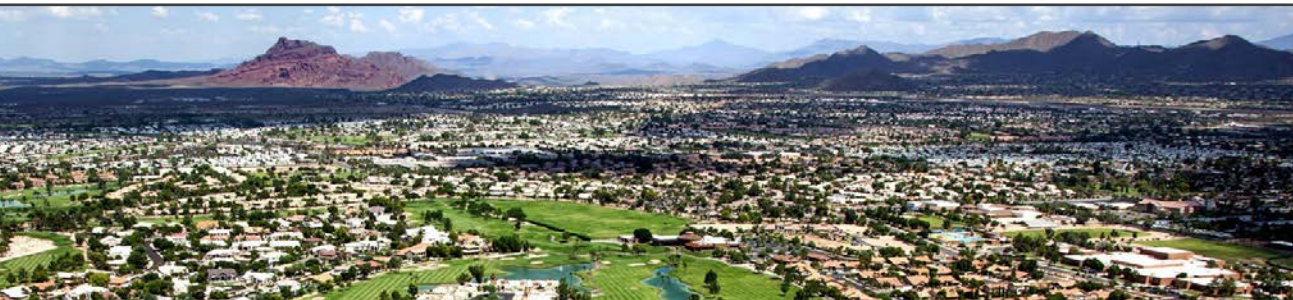
*With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Cubs and Oakland A's Spring Training baseball.*

### What does it mean to be a "Smart City"?

*In short, a Smart City is one in which the latest technologies and data-driven insights are leveraged to improve the quality of life, civic engagement, economic development, service delivery, and community vibrancy for its citizens, businesses and visitors.*

*A Smart City is actually about people versus tech itself. A Smarter Mesa is where modernized communications infrastructure, Internet of Things (IoT) connected smart systems and data work together to provide responsive solutions that enhance the live, work & play experiences of people in our community.*

*In 2018, the City of Mesa engaged Think Big Partners, LLC to assist in the development of a Smart City Master Plan. Most importantly, this effort included engaging our citizens, businesses and the public while identifying the key strategies & priorities for building a smarter Mesa!*



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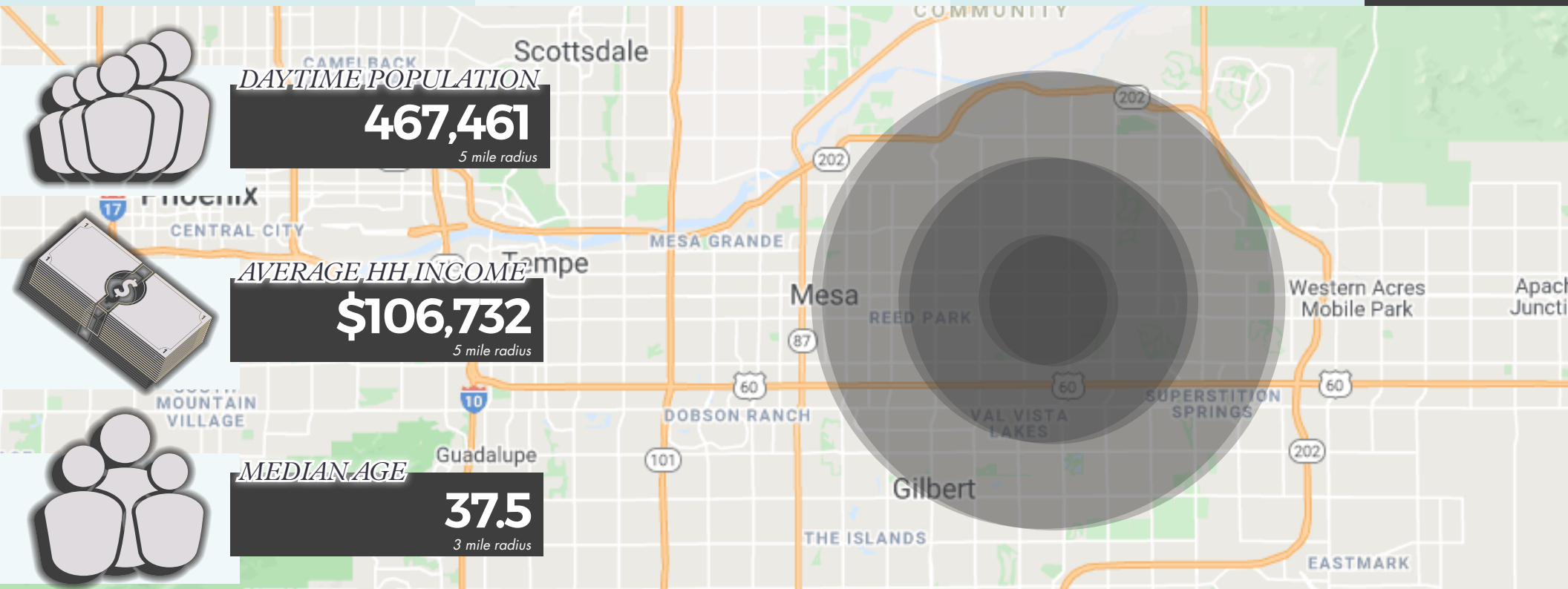
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2023 SUMMARY (SOURCE: SitesUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION:	25,341	193,446	467,461
POPULATION:	22,599	158,882	348,657
AVERAGE HOUSEHOLD SIZE:	2.3	2.7	2.6
AVERAGE HOUSEHOLD INCOME:	\$84,958	\$105,092	\$106,732
MEDIAN AGE:	40.2	37.5	38.0

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