

Pre-Approved Drive-Thru!

FOR SALE OR LEASE | BUILD TO SUIT

DRIVE-THRU PAD IN MESA

5349 E Main St, Mesa, AZ 85205

Preston Beck Advisor | 480.610.2400 | preston@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF: 0.94 Acres

Lease Rate: Call for Pricing

Ground Lease Rate: \$50,000/YR NNN

Sale Price: Call for Pricing

Zoning: Flexible Zoning: Currently GC with option for LI

Cross Streets: Higley & Main St

VIRTUAL TOUR

PROPERTY OVERVIEW

Nestled in the heart of Mesa, Arizona, this property offers great potential! The property is located not far from the corner of Higley and Main St, providing easy access for future drive thru restaurant. Rare, preapproved Drive-Thru (Mesa, AZ) restaurant site.

PROPERTY HIGHLIGHTS

- Site plan approved for Drive thru restaurant, with a NNN Ground Lease
- Can start construction in approximately 90 days
- Generous parking field and three access points off Main Street
- 35,382 Bidirectional traffic volume
- 243 feet of frontage Main Street
- Attractive "Build to suit" Sale or Ground Lease with 10-year-lease rental rates
- Landlord is open to constructing a beautiful, modern drive-thru building

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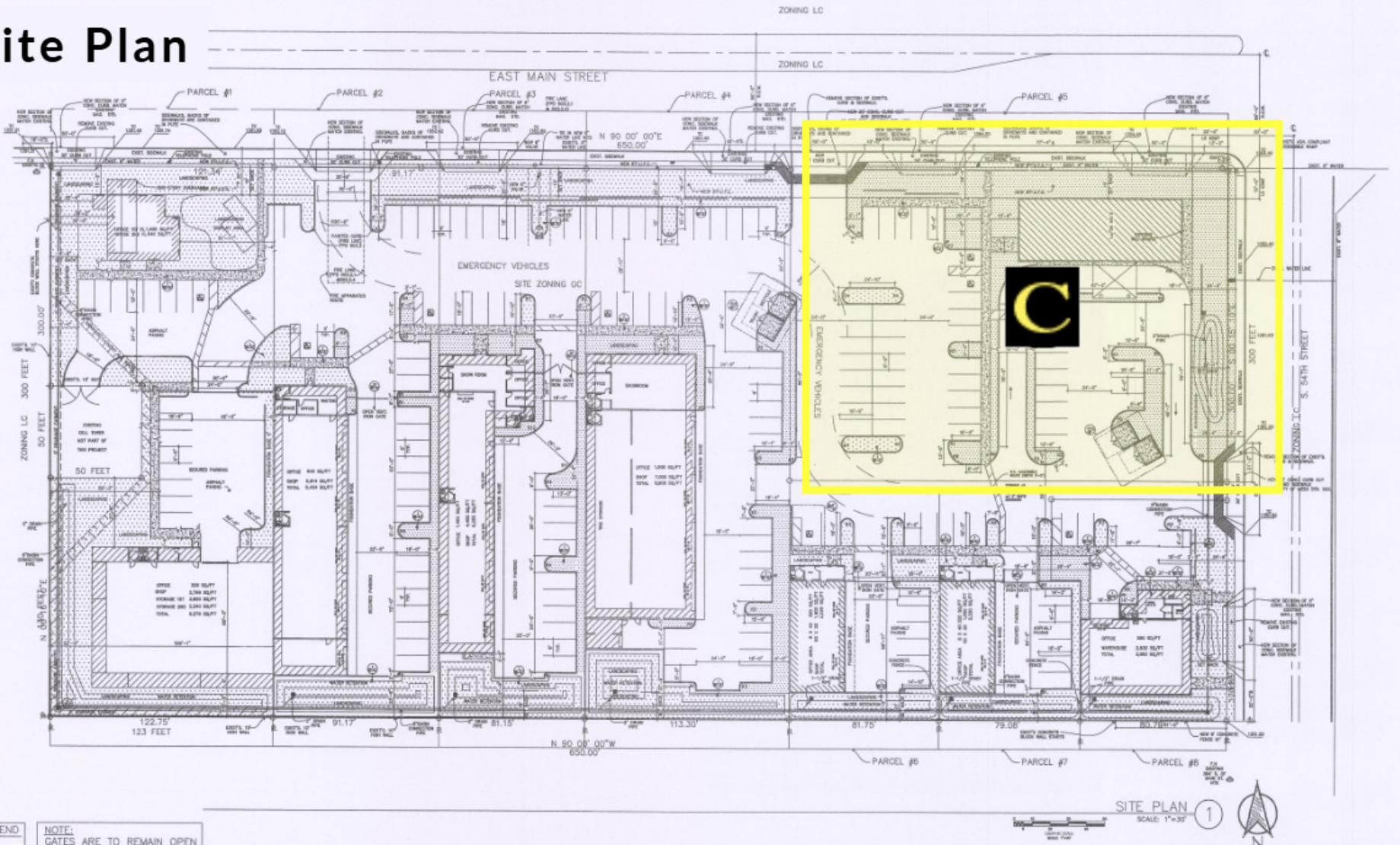
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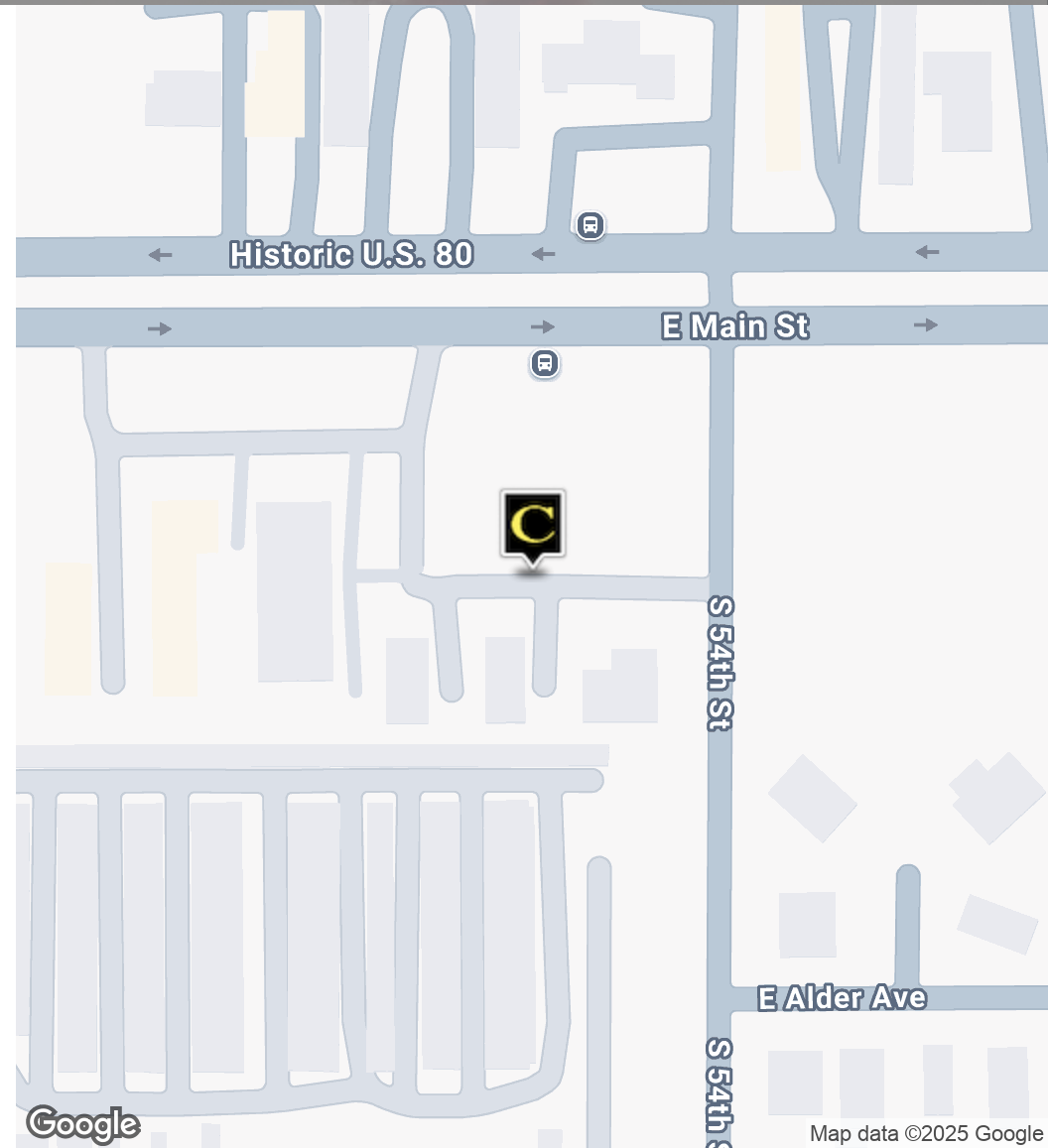
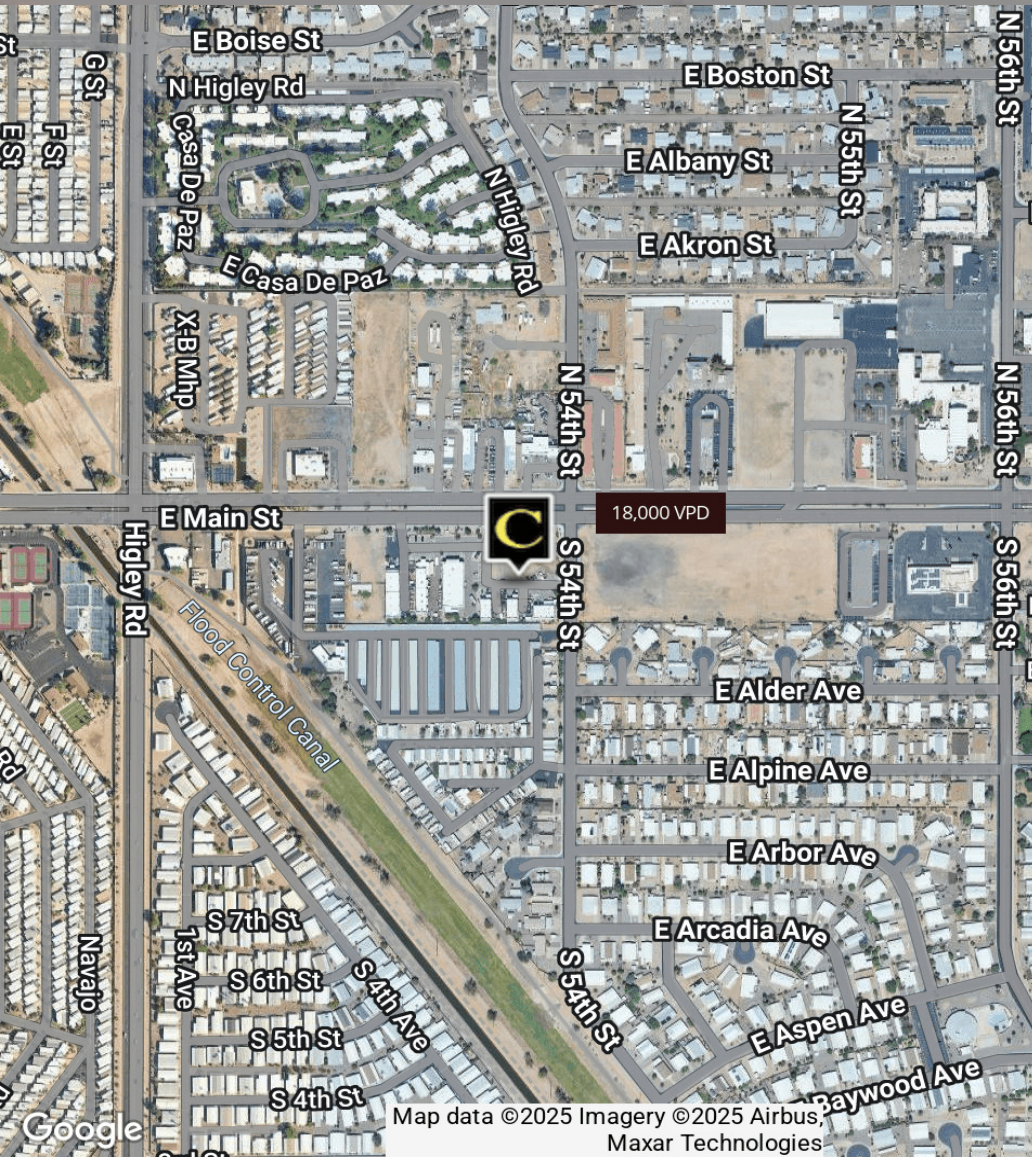
Site Plan



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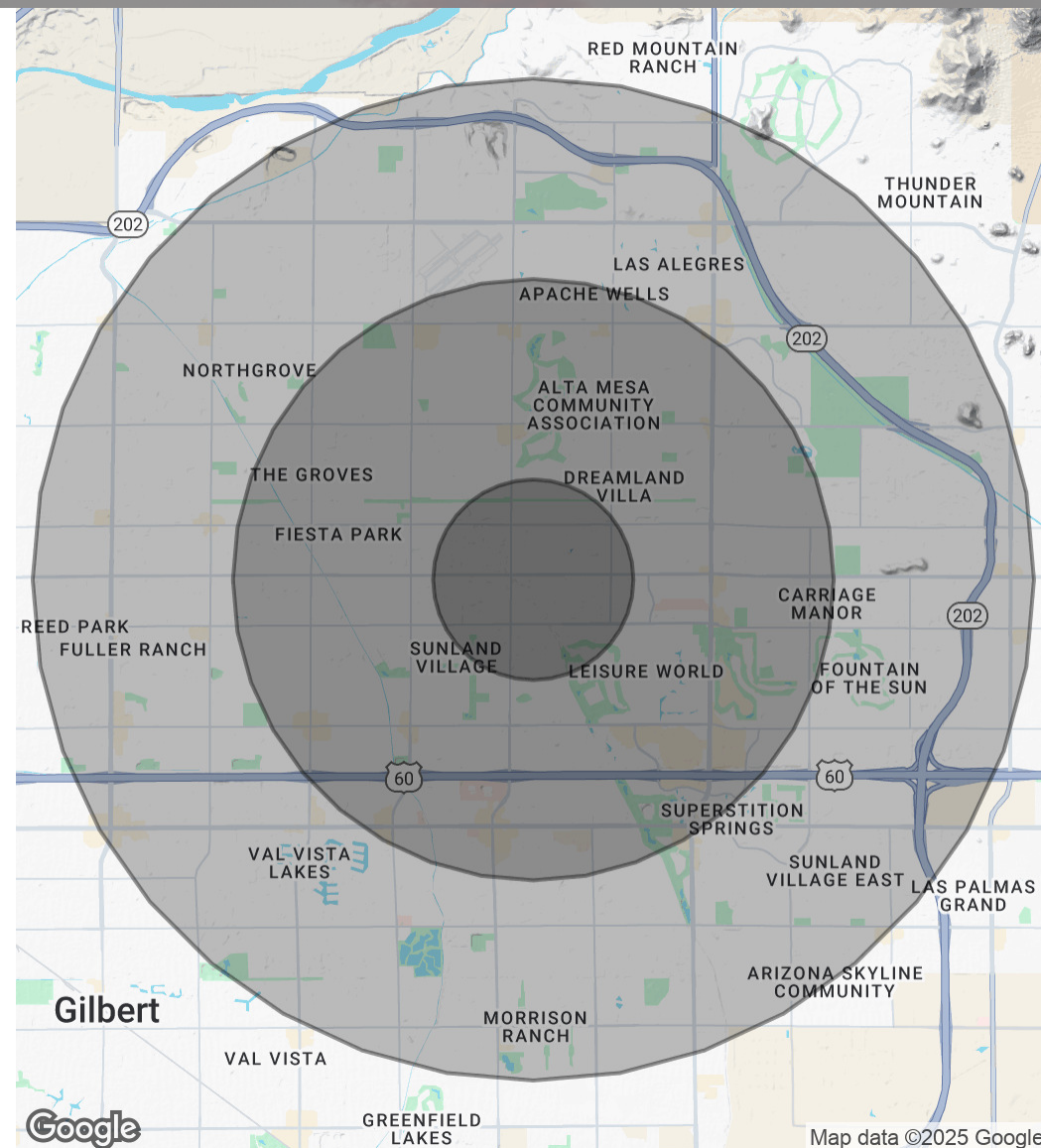
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,835	114,279	302,489
Average Age	57	47	43
Average Age (Male)	55	45	42
Average Age (Female)	58	48	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,768	49,555	119,541
# of Persons per HH	2	2.3	2.5
Average HH Income	\$77,549	\$97,115	\$109,360
Average House Value	\$274,547	\$404,724	\$449,402

Demographics data derived from AlphaMap



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