

6740 E University Restaurant



Power Square

RESTAURANT FOR LEASE | MESA, AZ

Don Mortensen | 602.451.3684 | don@lraphx.com

LRA

Two Hands Corn Dogs Franchise

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RESTAURANT FOR LEASE | MESA, AZ

PROPERTY DESCRIPTION

Two Hands Corn Dogs Turn-Key Restaurant Franchise available. Rare opportunity to take over an existing restaurant with an established presence within the retail center and surrounding community. Avoid the time, expense, and uncertainty of a ground-up buildout by leveraging an existing restaurant layout, customer familiarity, and operational infrastructure already in place.

LOCATION DESCRIPTION

Northwest Corner of N. Power Rd. & E University Dr.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Details (NNN)
Available SF:	1,187 SF
Lot Size	1.103 Acres
Building Size	10,875 SF



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LRA COMMERCIAL

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www.lrarealestate.com

Turn Key 2nd Gen Restaurant For Lease

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RETAIL PROPERTY FOR LEASE | MESA, AZ



PROPERTY DESCRIPTION

Second Generation Restaurant Opportunity. For operators seeking a traditional lease opportunity, this rare second-generation restaurant space offers exceptional value and flexibility. Most existing restaurant equipment is negotiable into the lease, providing immediate operational benefits while reducing capital expenditures and buildout costs. Whether you're expanding an existing brand, launching a fast-casual concept, café, specialty food operation, or quick-service restaurant, the space is equipped to support a faster and more efficient opening process. Combined with high ceilings, ample parking, monument signage, and outstanding visibility along high-traffic streets, this location presents a compelling opportunity to establish a strong market presence from day one.

LOCATION DESCRIPTION

Northwest Corner of N. Power Rd. & E University Dr.

SPACE HIGHLIGHTS

- Turnkey Franchise Opportunity
- Rare 2nd Generation Restaurant Space
- Restaurant Equipment Available
- Excellent Visibility and Signage
- Convenient Customer Access
- High Visibility Monument Signage



Suite 103

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RETAIL PROPERTY FOR LEASE | MESA, AZ



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Two Hand Corn Dogs 2nd Gen Restaurant Space

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RETAIL PROPERTY FOR LEASE | MESA, AZ



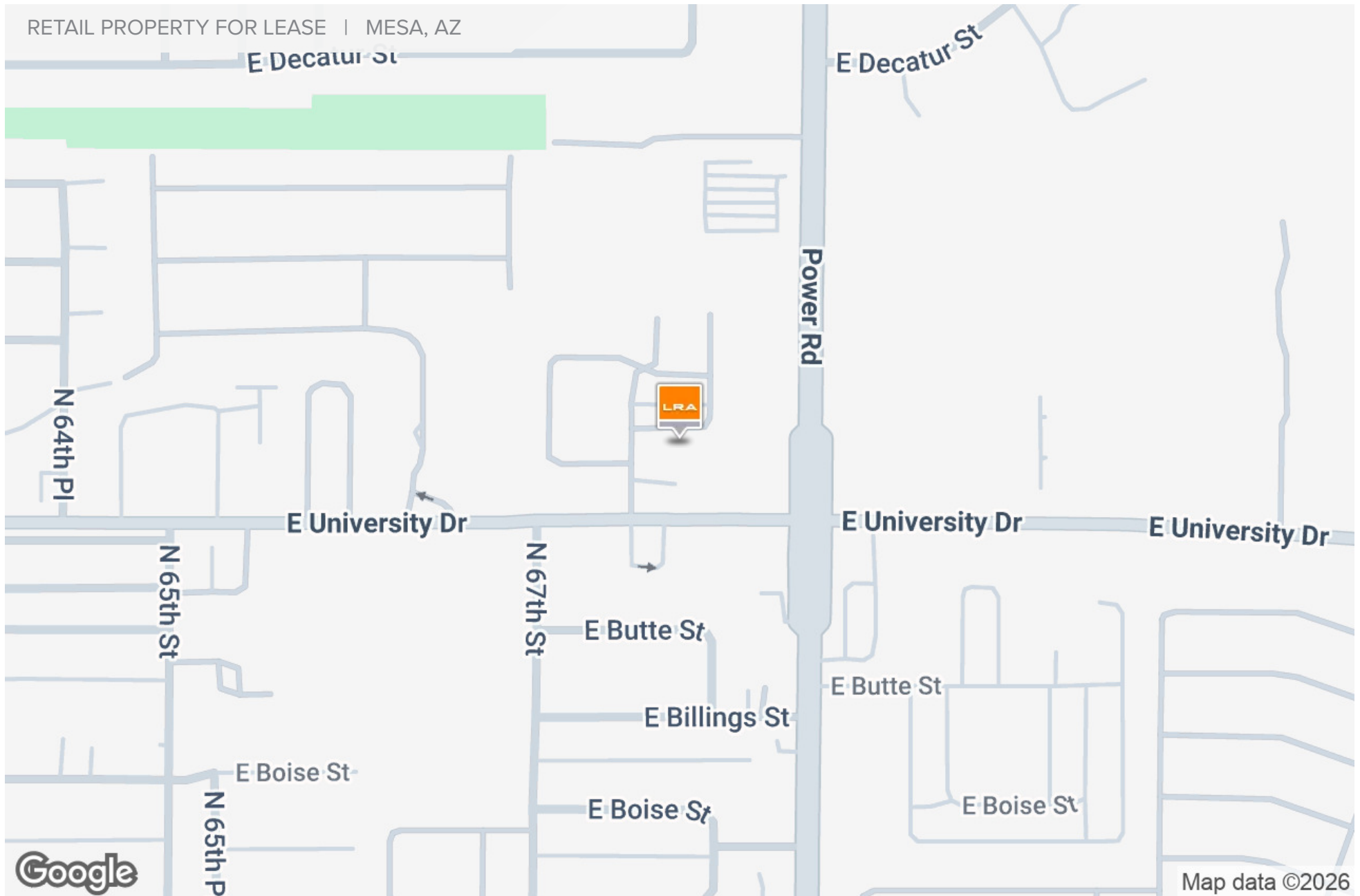
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Location Map

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Demographics Map & Report

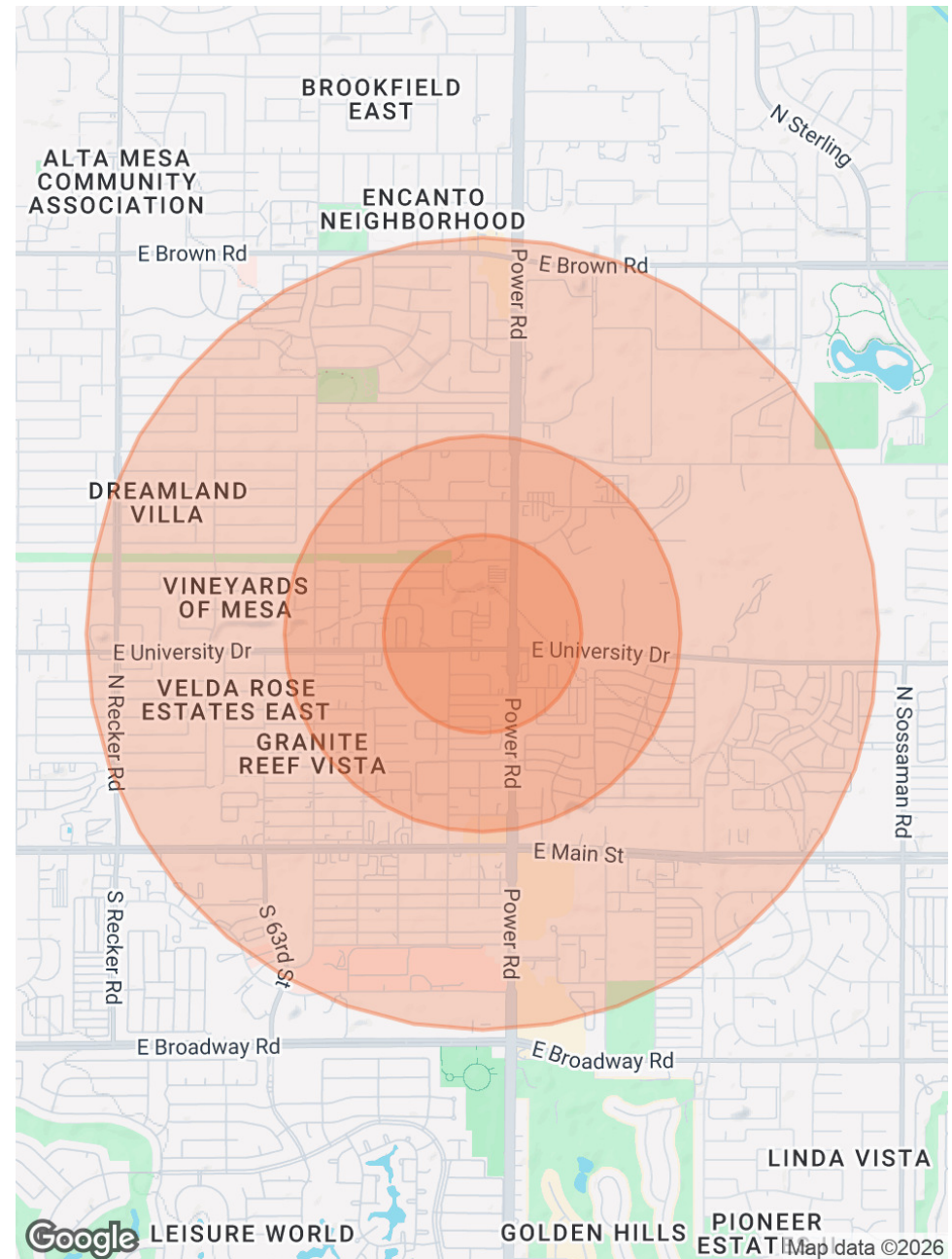
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RETAIL PROPERTY FOR LEASE | MESA, AZ

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,990	7,222	20,752
Average Age	28.8	29.1	30.2
Average Age (Male)	30.4	31.3	31.2
Average Age (Female)	23.9	25.0	28.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,474	7,531
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$68,414	\$62,856	\$57,800
Average House Value	\$147,549	\$148,413	\$164,952

2020 American Community Survey (ACS)



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