



FOR SALE | RETAIL

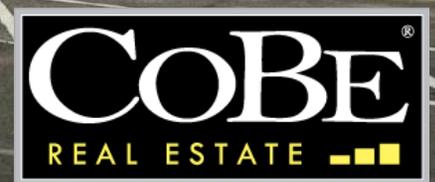
8111 EAST APACHE TRAIL

Mesa, AZ 85207

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GRANDPA'S FURNITURE



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SHOWROOM-WAREHOUSE

8111 East Apache Trail, Mesa, AZ 85207



PROPERTY SUMMARY

Sale Price:	\$629,000
Lot Size:	0.21 Acres
Building Size:	3,000 SF
Zoning:	C-3
Cross Streets:	Sossman & Apache Trail

PROPERTY OVERVIEW

This 3,000 SF retail property, zoned C-3, is strategically positioned on the bustling Apache Trail/SR-88, ensuring high visibility and exposure. Situated in a prime East Valley location with strong demographics, this property offers an established commercial corridor featuring a diverse retail and business mix.

Easy access to the Greater Phoenix metro area makes it an attractive prospect for retail investors seeking to capitalize on both tourist and local traffic from the nearby Superstition Mountains recreation area. Don't miss out on this prime retail investment in Mesa!

PROPERTY HIGHLIGHTS

- High-visibility frontage on heavily traveled Apache Trail/SR-88
- Prime East Valley location with strong demographics
- Established commercial corridor with diverse retail and business mix
- Easy access to Greater Phoenix metro area
- Tourist and local traffic from Superstition Mountains recreation area

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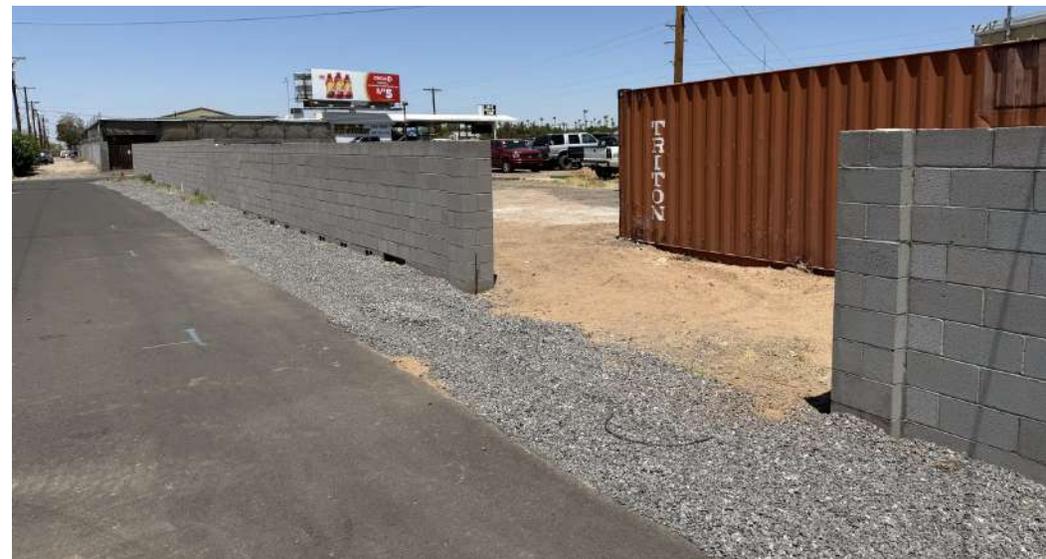
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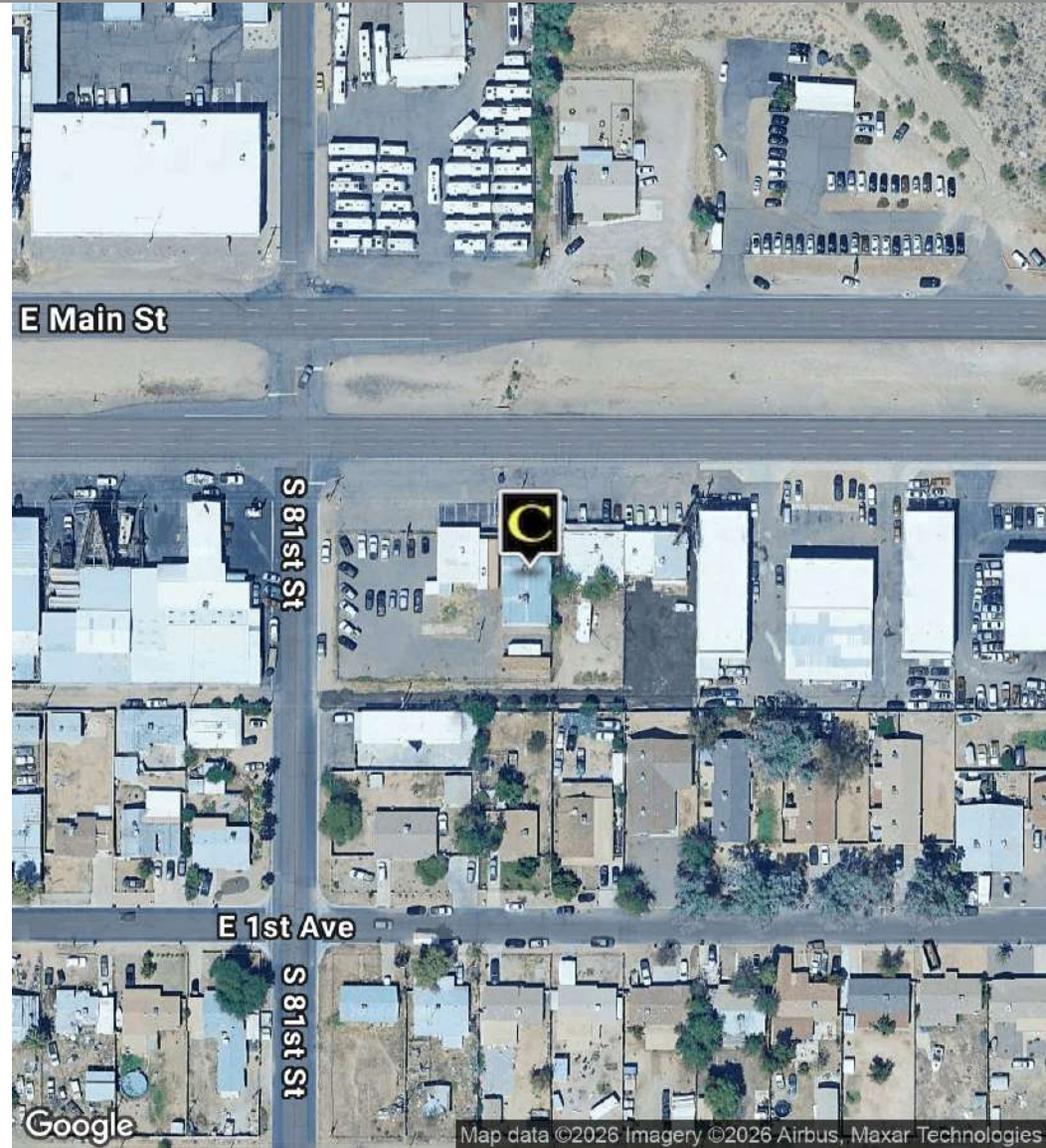
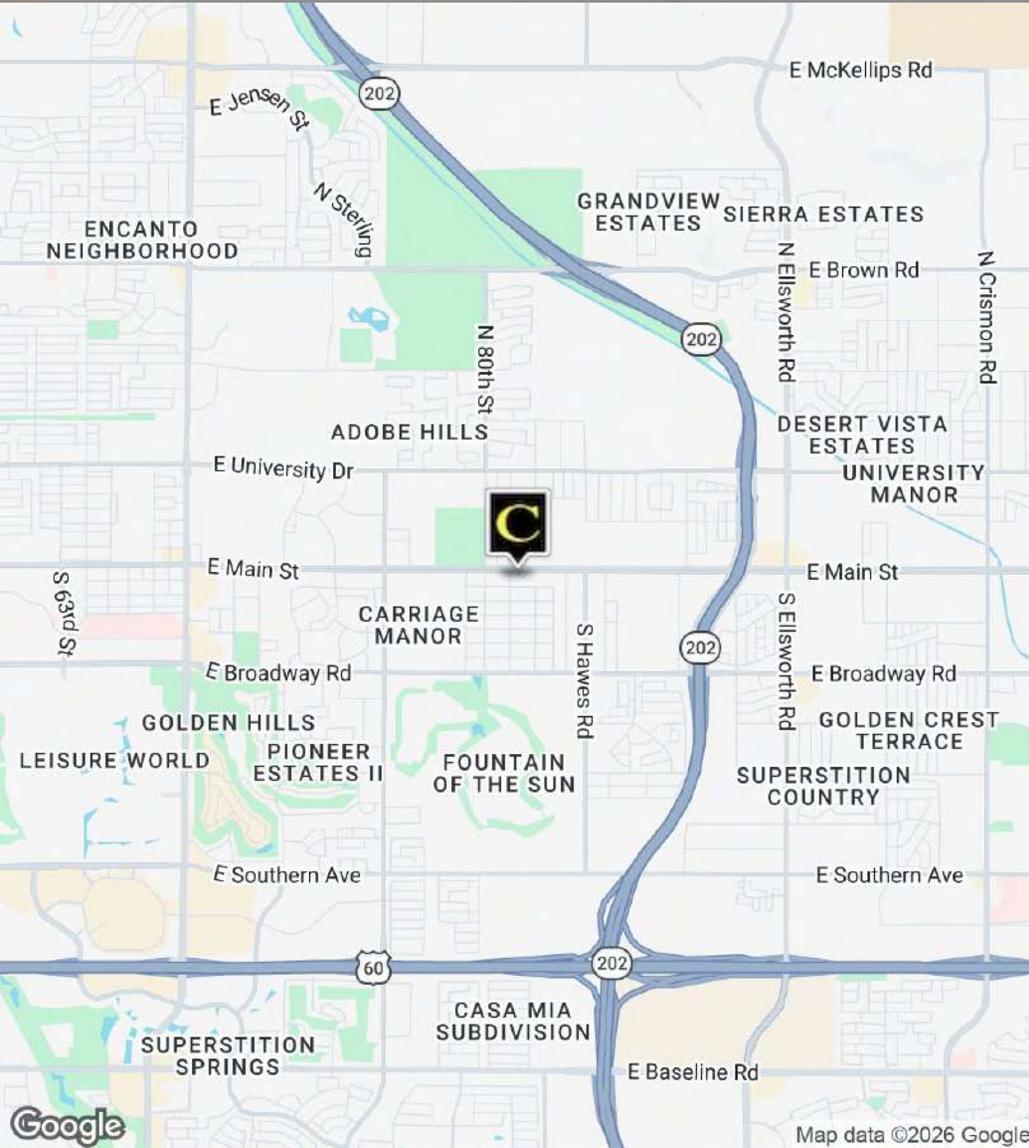
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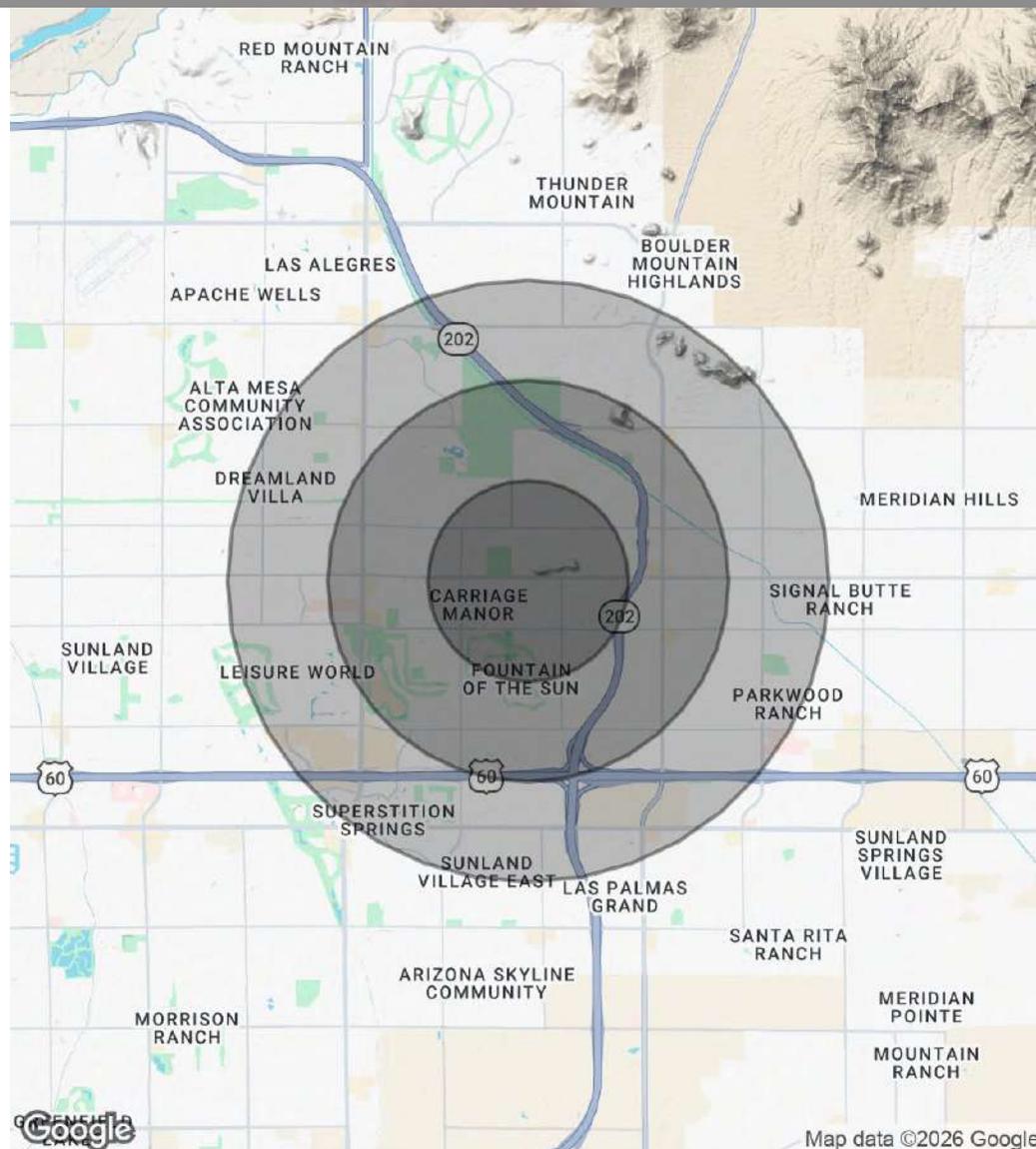
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,047	46,040	100,479
Average Age	47	48	47
Average Age (Male)	46	46	46
Average Age (Female)	48	49	48

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,613	19,904	42,710
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$71,554	\$77,002	\$87,787
Average House Value	\$293,089	\$285,856	\$345,536

Demographics data derived from AlphaMap



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