



FOR LEASE | RETAIL

2111 E Main St.

2111 E Main St | Mesa, AZ 85213

PRESENTED BY:

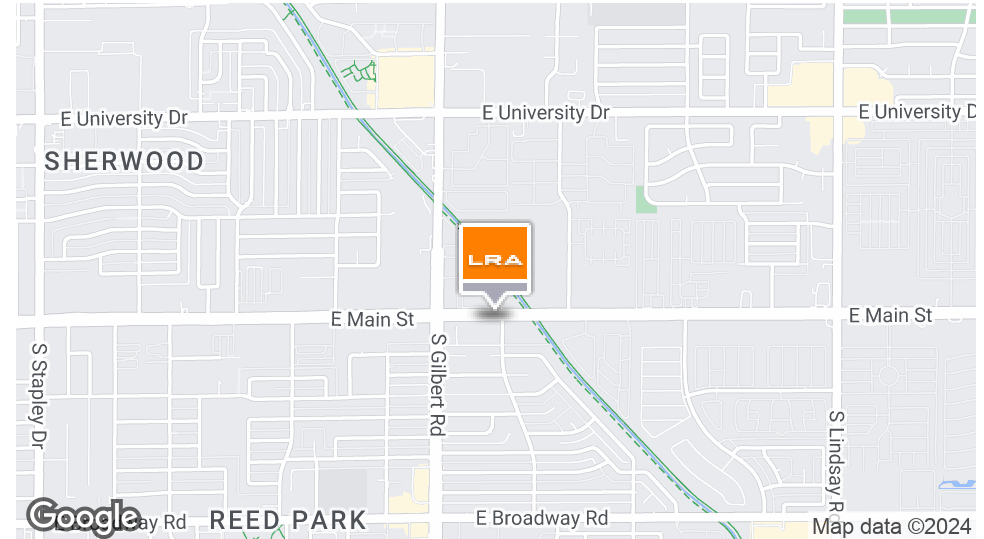
Don Mortensen Principal, Broker / 602.451.3684 / don@lraphx.com

Sakeri Barba Sales & Leasing Agent / 480.694.2283 / Sakeri@lraphx.com



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OFFERING SUMMARY

Sale Price:	\$799,000
Lease Rate:	\$20.21 SF/yr (Gross)
Building Size:	2,613 SF
Available SF:	2,613 SF
Lot Size:	9,914 SF
Year Built:	1964
Zoning:	C-G

PROPERTY OVERVIEW

Prime Hard Corner Lot with Large Retail Space in Mesa. Large Showroom and office space with private restrooms and small rear storage space. Great Visibility and Easy Access. Great Space for Car Lot, Auto Dealership, Insurance Office, or Convenience Store.

PROPERTY HIGHLIGHTS

- High Traffic
- Air Conditioned
- Great Visibility with Plenty Natural Lighting
- Monumental Signage
- Easy Access from 2 streets

LRA

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www.lrarealestate.com

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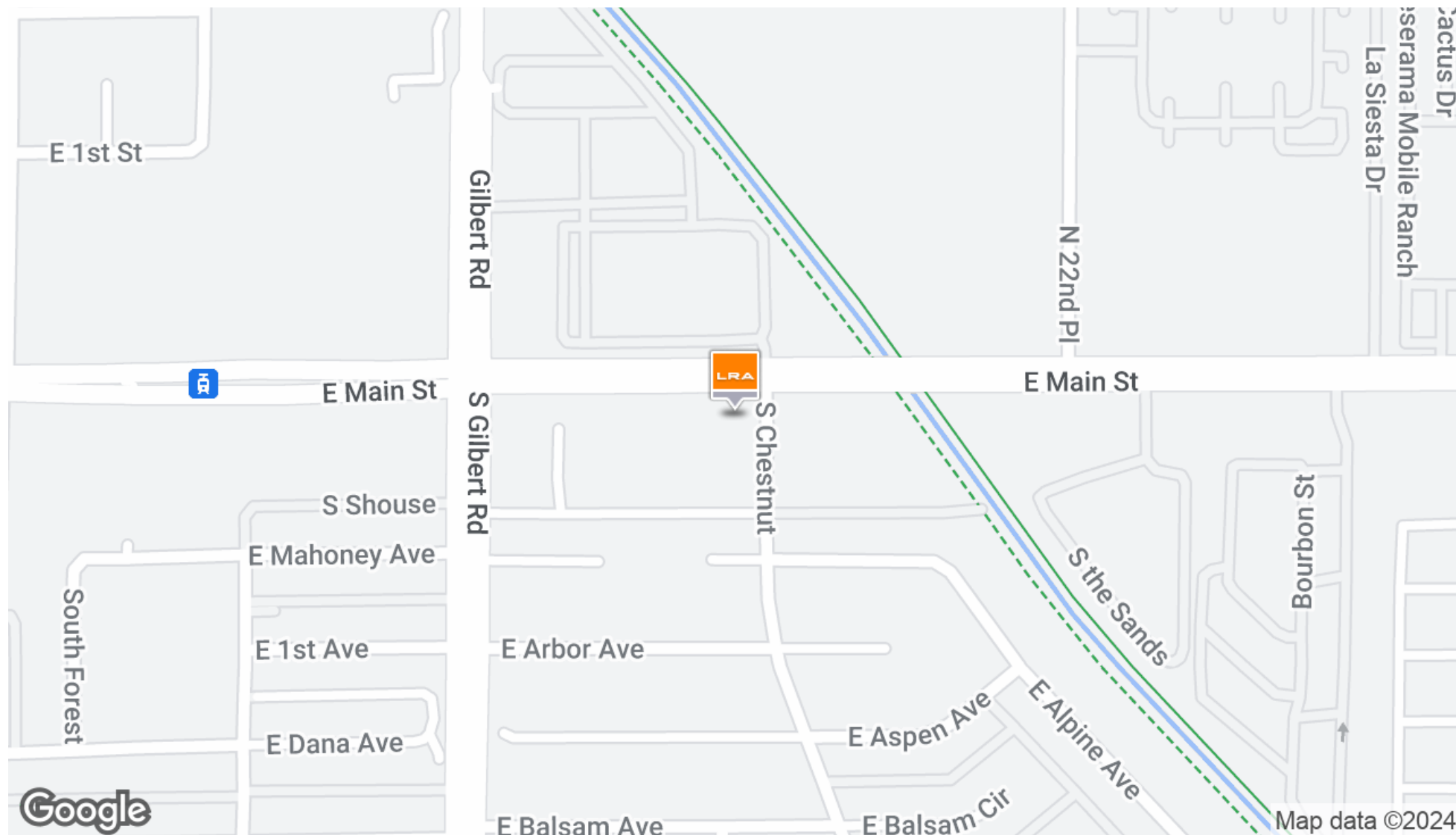
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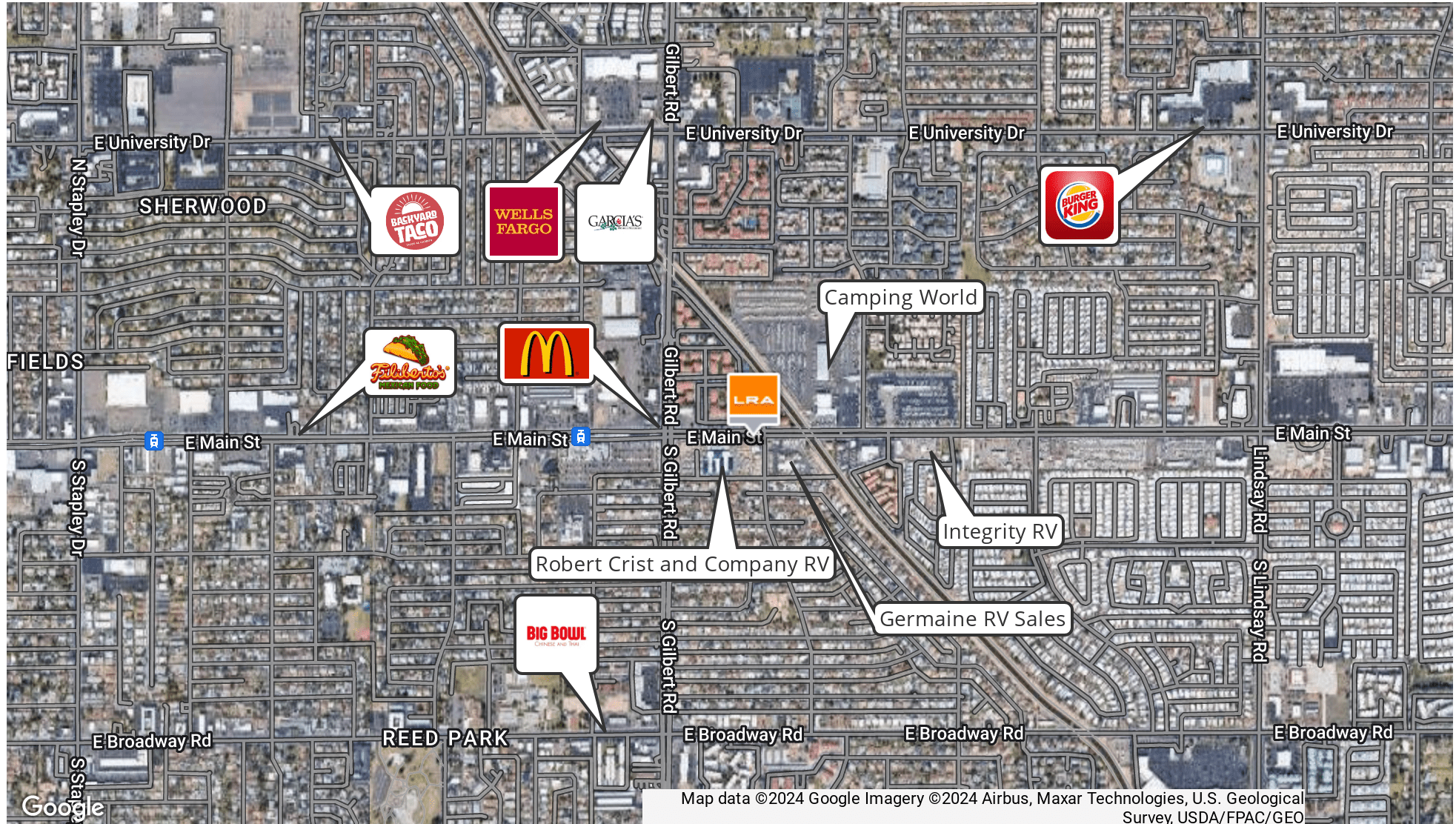
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	28,820	1,043,842	3,849,097
Average Age	31.9	36.7	37.2
Average Age (Male)	32.0	35.7	36.4
Average Age (Female)	32.4	38.1	38.1

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	10,537	437,765	1,543,515
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$54,178	\$76,277	\$83,429
Average House Value	\$180,673	\$248,816	\$284,372

* Demographic data derived from 2020 ACS - US Census

