

## RETAIL LAND ON MCKELLIPS ROAD HIGH TRAFFIC & VISIBILITY

3037 E. MCKELLIPS RD., MESA, AZ 85213



### PROPERTY HIGHLIGHTS

- +/- 0.99 ACRE (43,361 SF)
- \$425,000 (\$9.80/SF)
- FRONTAGE ON MCKELLIPS (22,100 VPD)
- CURB CUTS AND UTILITIES TO SITE
- "LC" LIMITED COMMERCIAL ([ZONING CODE](#))
- +/- 10,000 - 15,000 SF BUILDABLE
- **PERMITTED USES:** RETAIL, RESTAURANT, ENTERTAINMENT, SERVICES, OFFICE, MEDICAL, DAYCARE, SCHOOL, BANK, AUTO REPAIR
- **NEIGHBORING BUSINESSES:** RANCHO DE TIA ROSAS, SONIC, FILBERTOS, VISTA GROVE PREPARATORY, NEIGHBORHOOD WALMART, WALGREENS, BLACK ROCK COFFEE, PET VET



### AREA DEMOGRAPHICS

TWO MILE POPULATION	34,863
TEN MILE POPULATION	776,326
TWO MILE HH INCOME	\$130,585
TEN MILE HH INCOME	\$88,744
MEDIAN AGE	37.8
MEDIAN HOME VALUE	\$381,796

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