

# MEDICAL OFFICE BUILDING AVAILABLE FOR LEASE

6315 E. Main Street  
Mesa, AZ 85205

**AVAILABLE**  
**± 5,400 SF**



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**D** **DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

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## demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
<b>POPULATION (2024)</b>	13,182	120,905	304,319
<b>PROJECTED POPULATION (2029)</b>	13,258	123,492	307,263
<b>AVERAGE HOUSEHOLD INCOME</b>	\$84,344	\$93,872	\$111,967
<b>DAYTIME POPULATION</b>	11,072	79,191	171,477
<b>MEDIAN AGE</b>	57.1	48.2	44.3
<b>TOTAL BUSINESSES</b>	552	4,270	11,165



## traffic counts:

Main Street | 16,572 VPD

● 63rd Street | 2,913 VPD

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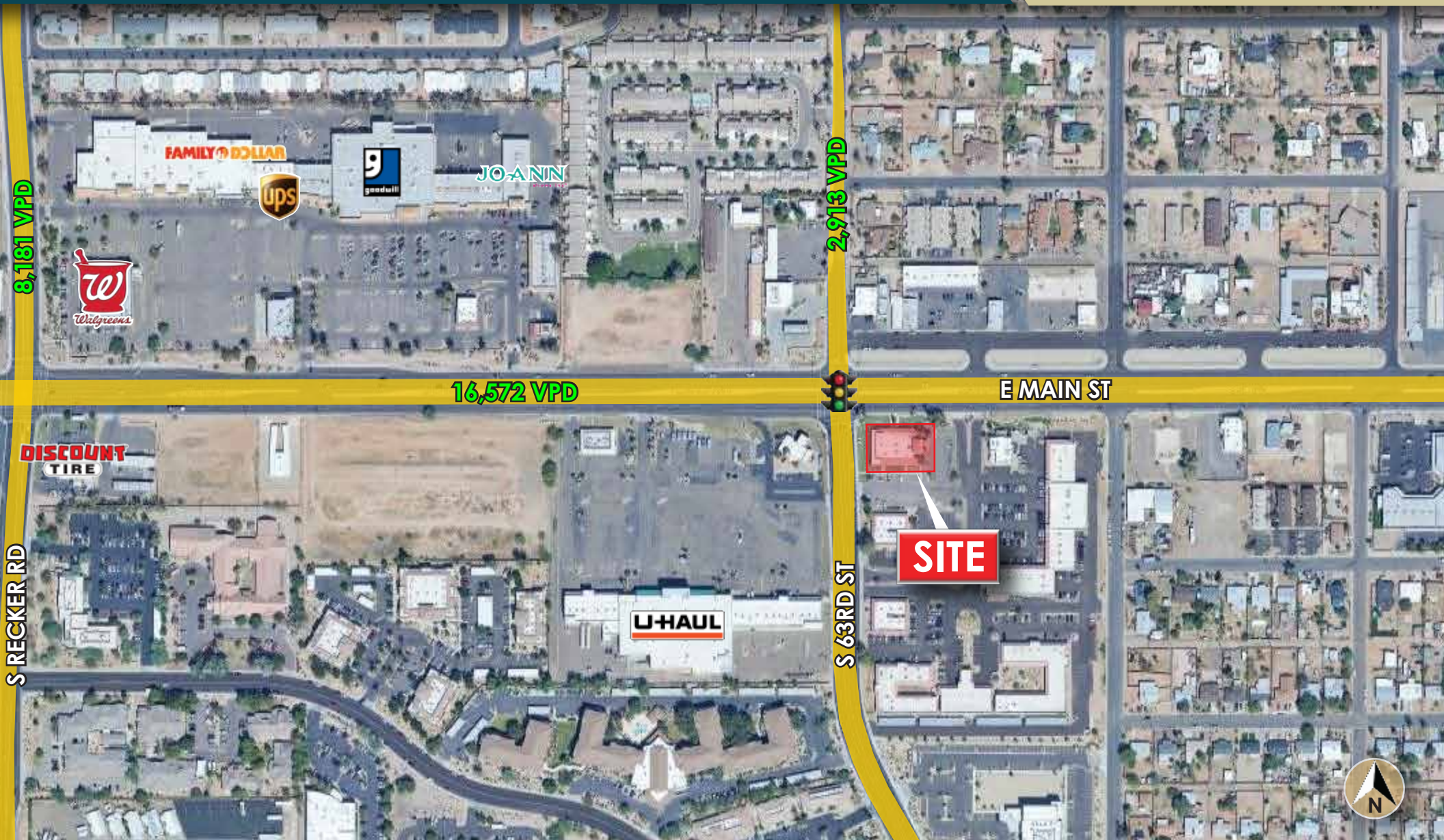
## property highlights

- Turnkey opportunity - great for medical/dental users
- ±4,500 SF Available - Call for Rates!
- Built out with reception area, offices, exam rooms, break room, and bathrooms
- Server room with rack and file storage
- Great signage available on Main Street with over 16,000 VPD



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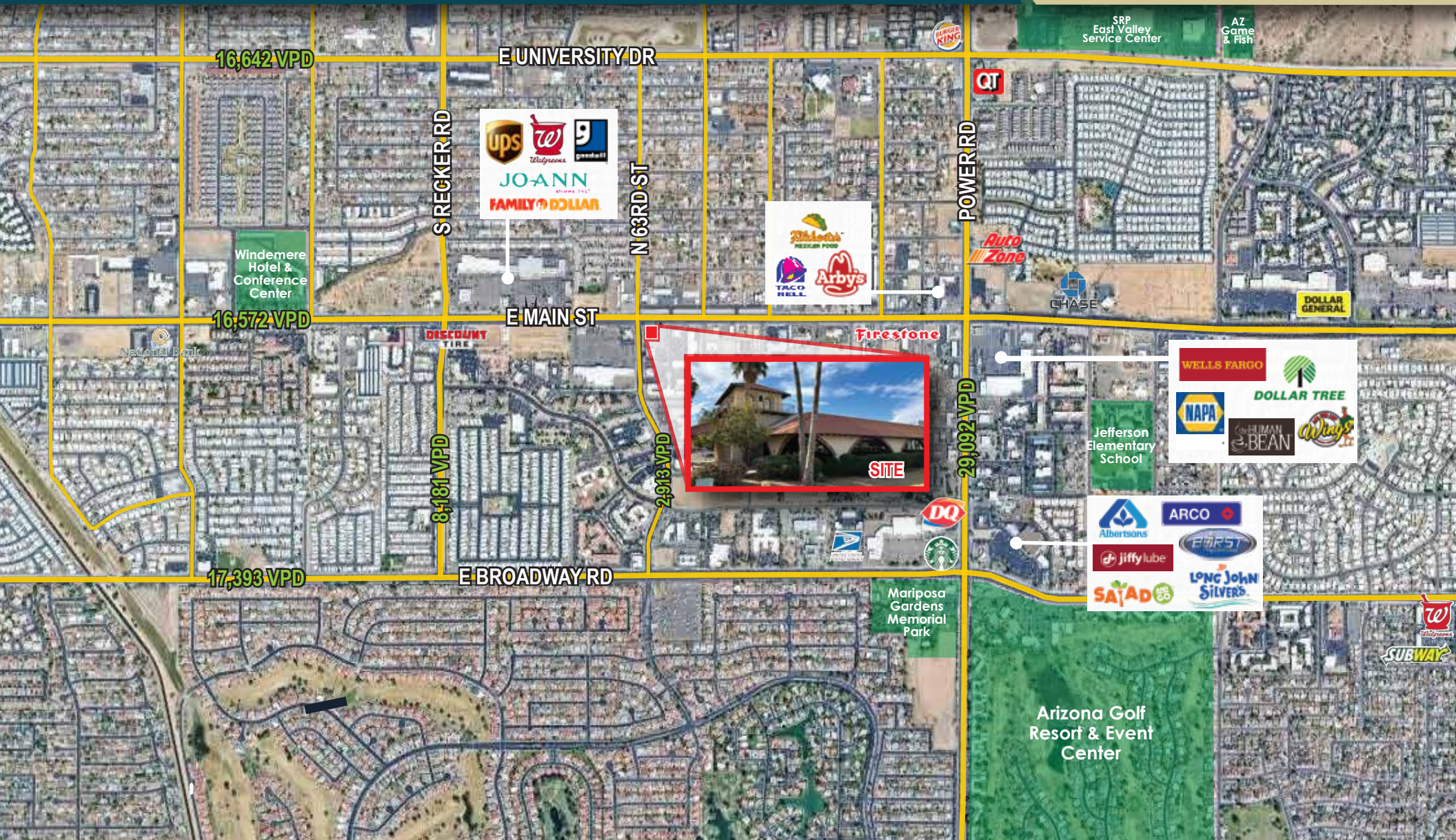
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