

Northwest Corner of Center Street & McKellips Road - Mesa, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2018)	17,621	47,530	90,071
Projected Population (2023)	19,300	52,341	99,240
Estimated Avg. Household Income (2018)	\$54,354	\$60,926	\$61,855
Projected Avg. Household Income (2023)	\$60,973	\$67,478	\$68,891
Average Household Size (2018)	2.80	2.66	2.74
Total Daytime Employees (2018)	1,994	10,260	39,605
Median Age (2018)	32.0	34.1	34.0

**TRAFFIC COUNTS** (2017 Source: CoStar)

Center St	8,040
McKellips Rd	34,600
Loop 202 at Country Club Dr	57,600
<b>Total Cars Per Day</b>	<b>100,240</b>



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**PRIME HARD CORNER PAD FOR SALE IN MESA**

Northwest Corner of Center Street & McKellips Road - Mesa, Arizona

29,145 SF PAD / SIGNALIZED INTERSECTION / EXCELLENT FOR RESTAURANT OR SERVICE RETAILER



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**PROJECT HIGHLIGHTS**

- Densely populated East Mesa trade area
- Less than 1 mile east of full diamond interchange at Country Club &
- Going to work side of the street, excellent for breakfast/coffee users
- Excellent ingress & egress with two curb cuts along McKellips
- Nearly 35,000 vehicles per day along McKellips
- Former gas station site with gas tanks and building removed

Tenants at intersection:



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