

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 |
| Total Cars Per Day | 100,240 |



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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 & Loop 202
- 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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