



FOR LEASE | RETAIL

RETAIL SPACE

1328 E Main Street, Mesa, AZ 85203

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com

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PROPERTY SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

5.8 Acres

Building Size:

52,430 SF

Zoning:

C-2

Cross Streets:

East of NEC of Main
Street & Stapley Drive

LOCATION OVERVIEW

Frontage location along Main Street. Main Street is a major retail artery in Mesa. Property is next to adjacent to Food City. Accessibility to US-60 and Loop 202 Freeways

PROPERTY HIGHLIGHTS

- 15,920 SF Retail Building Available for Lease at \$6/SF NNN
- Excellent Building and Monument Signage
- Main Street Frontage with US-60 and Loop 202 Accessibility
- Traffic Counts at Signalized Intersection of Stapley & Main exceed 44,700 VPD
- Adjacent to Food City

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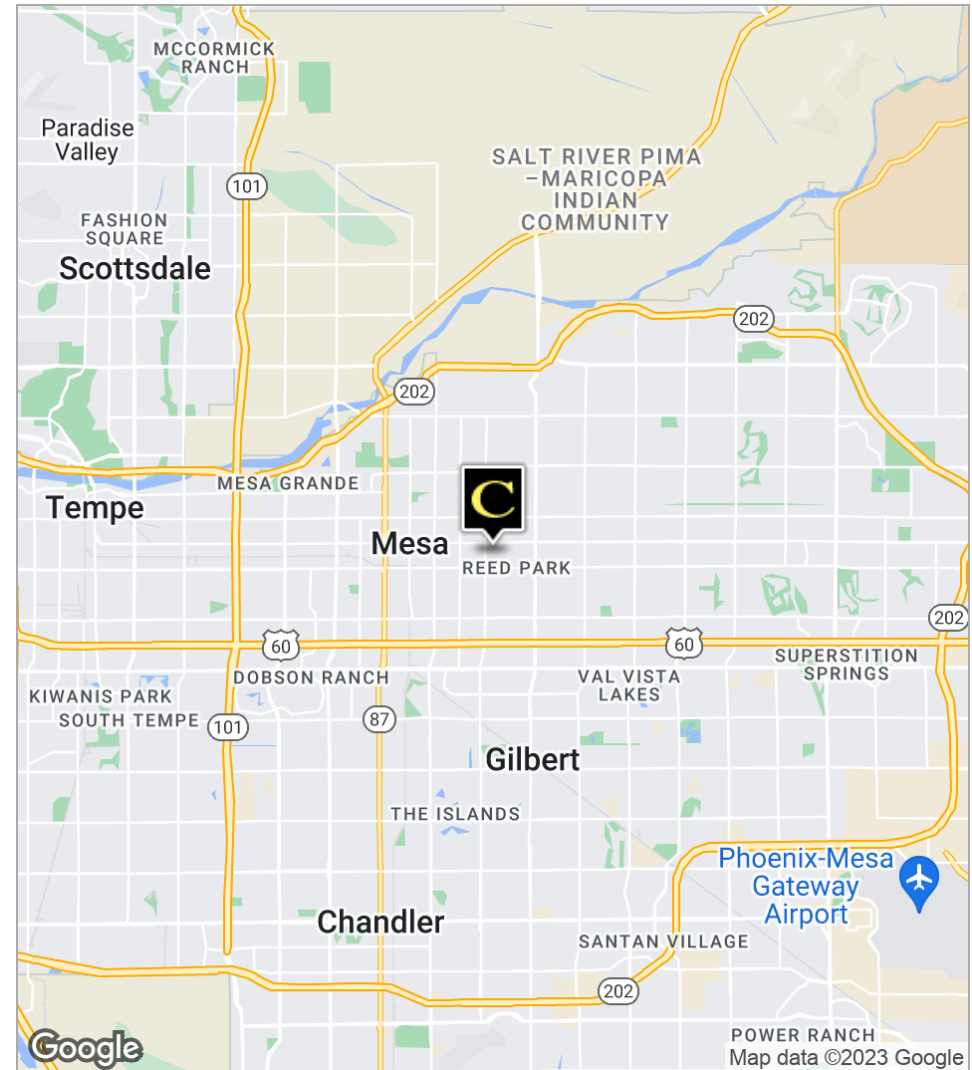
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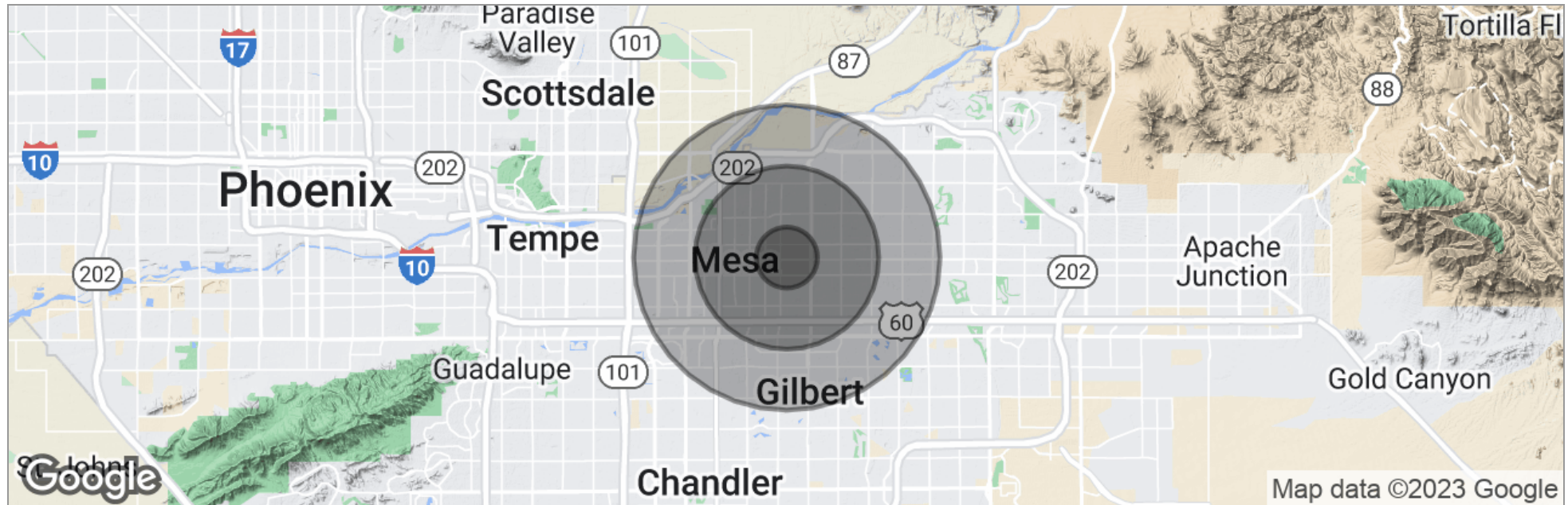


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	1 Mile	3 Miles	5 Miles
Total Population	21,216	154,876	337,308
Population Density	6,753	5,478	4,295
Median Age	28.9	31.7	32.8
Median Age (Male)	28.3	30.6	31.9
Median Age (Female)	29.2	33.3	34.1
Total Households	6,760	53,317	122,057
# of Persons Per HH	3.1	2.9	2.8
Average HH Income	\$49,585	\$56,741	\$62,218
Average House Value	\$163,794	\$177,033	\$217,991

* Demographic data derived from 2020 ACS - US Census

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