

Higley Road

South 54th Street

East Main Street

.94 ACRES

FOR SALE OR LEASE | BTS WITH PRE-APPROVED DRIVE-THRU

.94-AC MAIN STREET PAD

5349 E Main St, Mesa, AZ 85205

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coberealestate.com

FOR LEASE | DRIVE-THRU PAD IN MESA

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PROPERTY SUMMARY

Available SF:	0.94 Acres
Lease Rate:	Call for Pricing
Ground Lease Rate:	\$50,000/YR NNN
Sale Price:	Call for Pricing
Zoning:	Flexible Zoning; Currently GC with option for LI. This site could accommodate auto storage and/or sales, retail use, and more! Contact broker for details.
Cross Streets:	Higley & Main St

VIRTUAL TOUR

PROPERTY OVERVIEW

Situated on a highly visible corner along Main Street in Mesa, this **0.94-acre property** has **excellent frontage, strong traffic exposure**, and high traffic counts, ideal for vehicle display, customer access, and daily operations. Its position near the intersection of Higley Road and Main Street places the site within a **well-traveled commercial corridor**, making it a **strong opportunity for an auto sales, service, or specialty automotive user seeking visibility and accessibility** in a central Mesa location.

PROPERTY HIGHLIGHTS

- This **corner property** would benefit from **light industrial or auto use**, with easy access and positioned well for vehicle display
- **Site plan approved for drive thru restaurant**, which landlord is open to constructing
- 35,382 bidirectional vehicles per day
- **With GC zoning with the option for LI**, an auto-focused used would be a great fit here, but the lot is also pre-approved for a drive thru and would be a great option for this use.

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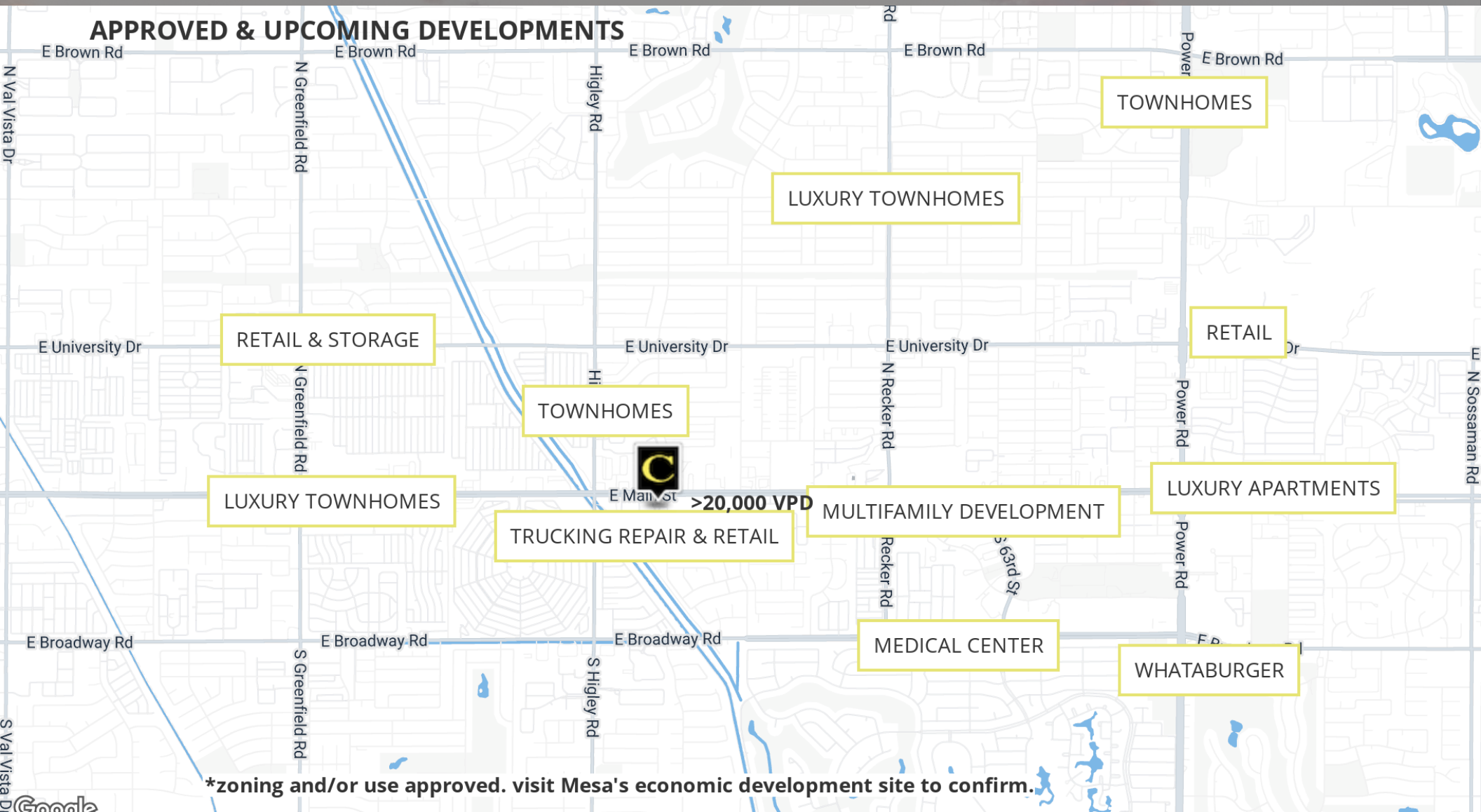
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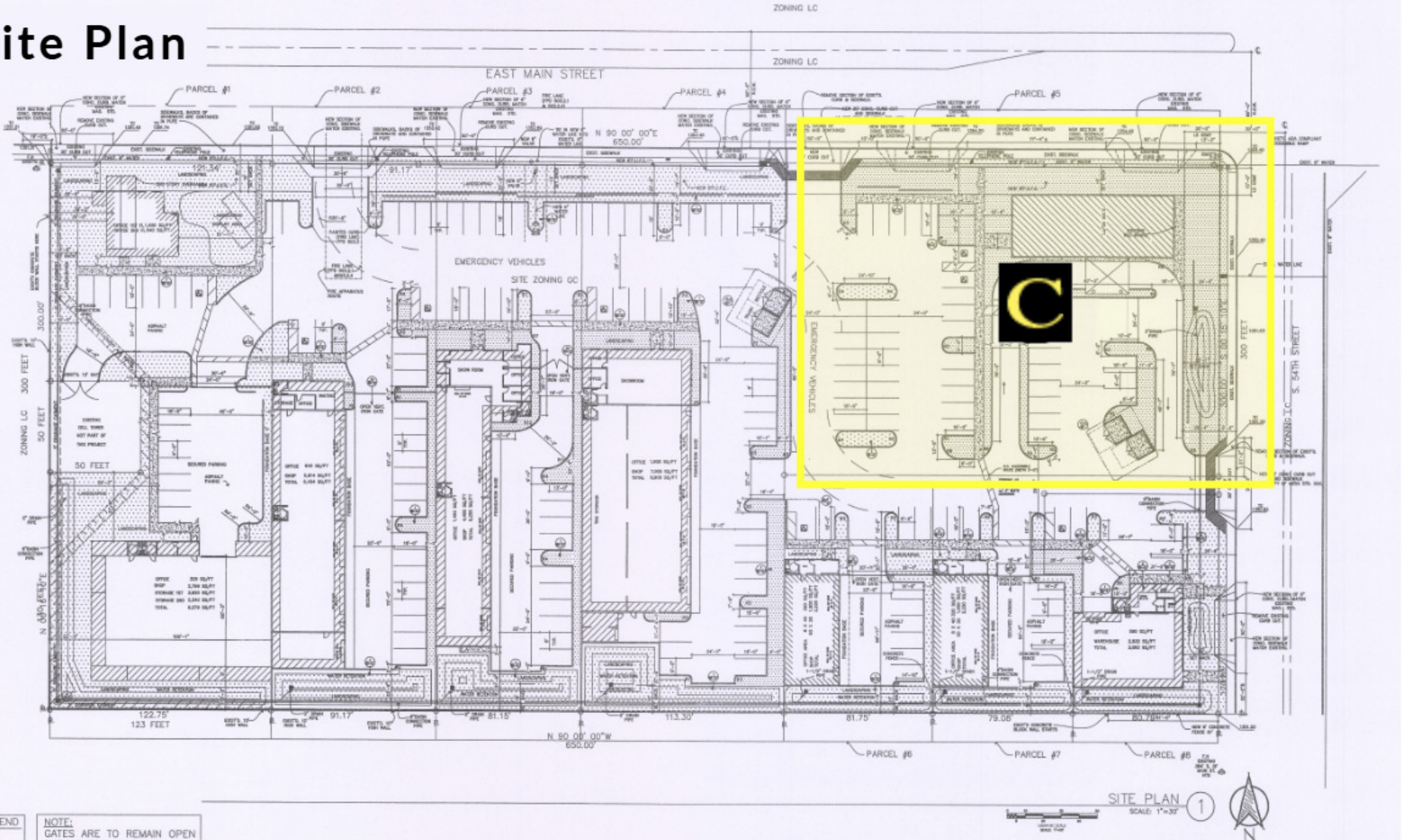


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Site Plan



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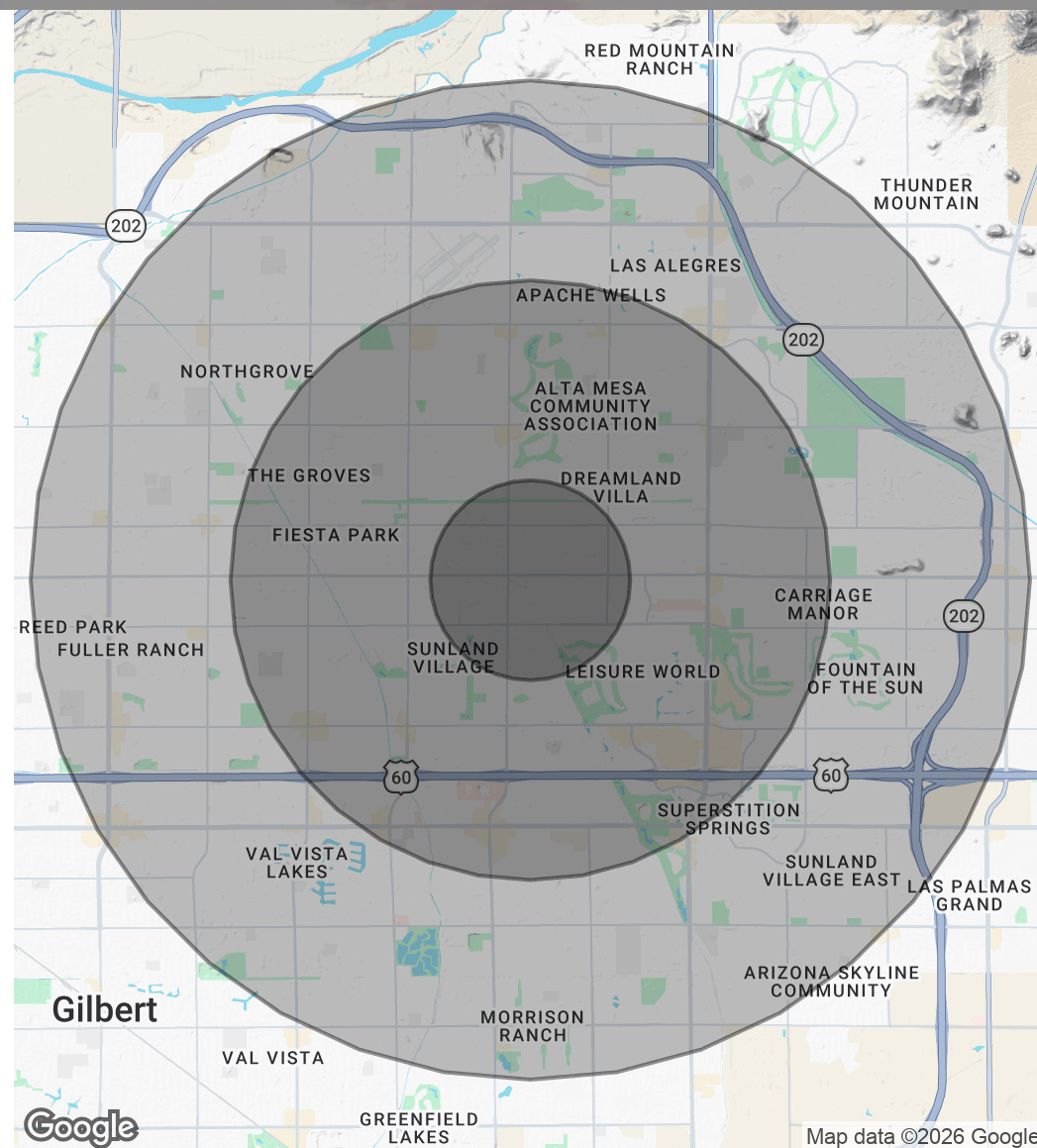
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,835	114,279	302,489
Average Age	57	47	43
Average Age (Male)	55	45	42
Average Age (Female)	58	48	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,768	49,555	119,541
# of Persons per HH	2	2.3	2.5
Average HH Income	\$77,549	\$97,115	\$109,360
Average House Value	\$274,547	\$404,724	\$449,402

2020 American Community Survey (ACS)



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