

MEDICAL OFFICE BUILDING AVAILABLE FOR LEASE

6315 E. Main Street
Mesa, AZ 85205

AVAILABLE
± 4,500 SF



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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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demographics 2024

Source: Sites USA

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



traffic counts:

Main Street | 16,572 VPD



63rd Street | 2,913 VPD

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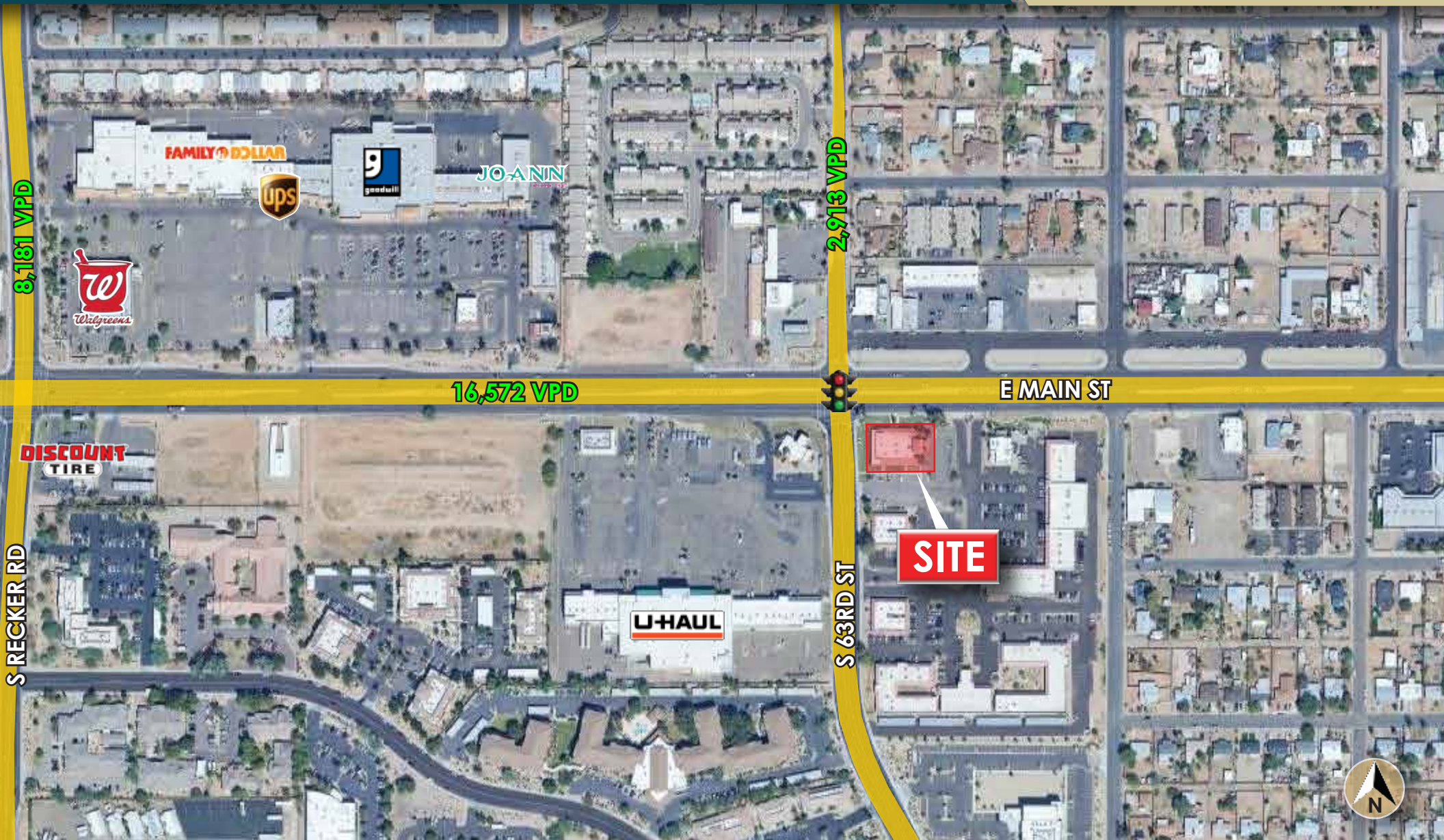


property highlights

- 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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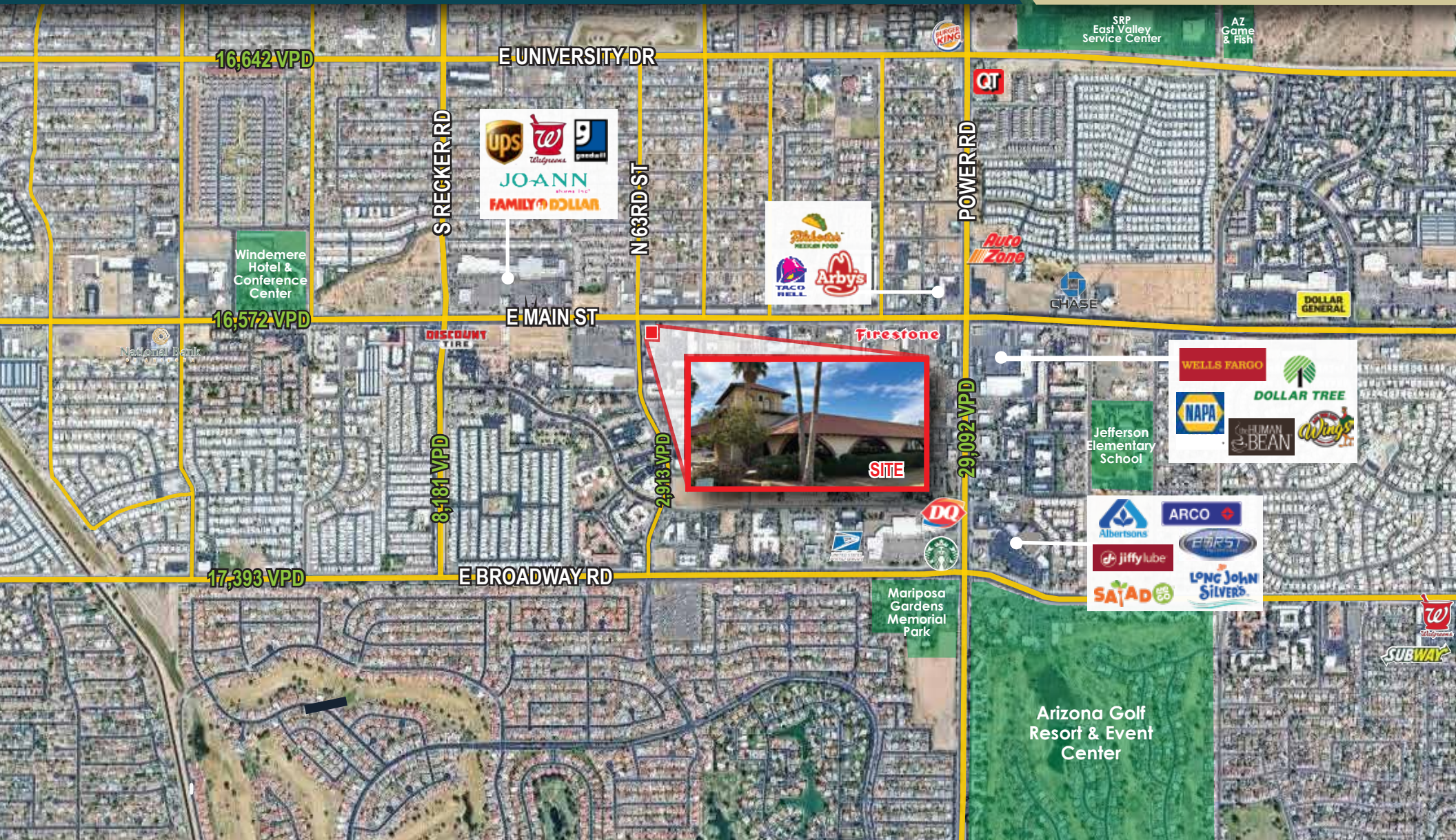
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