

1.26 ACRES FOR SALE! ZONED COMMERCIAL



HAWES ROAD

DOLLAR GENERAL

SOUTHERN AVENUE

8442 E. SOUTHERN AVE
MESA, AZ

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LOOP 202
650 FEET



PROPERTY SUMMARY

8442 E. SOUTHERN AVE
MESA, AZ



PROPERTY OVERVIEW

- Call for Pricing
- 1.26 Acres For Sale
- High visibility pad next to Loop 202 (70,000 + CPD) on Southern Ave (21,000 CPD)
- 220 feet of frontage on Southern Ave
- Dense infill location adjacent to Dollar General
- Proposed site plan offers 10,042 SF of retail space
- Strong demographics with over 267,000 people within 5 miles and average household income of over \$100,000

PROPERTY DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|---------------------------|---------------|---------------|---------------|
| 2025 Population: | 10,822 | 118,796 | 267,258 |
| 2030 Population: | 11,195 | 124,081 | 281,962 |
| 2025 Total Households: | 5,117 | 47,588 | 106,001 |
| Average Household Income: | \$81,909 | \$93,426 | \$102,424 |

PROPERTY SUMMARY

| | |
|---------------|-------------------------|
| ASKING PRICE: | Call for Pricing |
| LAND AREA: | 1.26 Acres |
| ZONING: | Neighborhood Commercial |
| APN: | 218-52-003 |



CRE8
ADVISORS

The logo features the word 'CRE8' in a bold, sans-serif font. The 'C', 'R', 'E', and '8' are black, while the 'E' is a vibrant green. Below 'CRE8', the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

For Additional details contact the team
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