



# 1437 EAST MAIN STREET

MESA, ARIZONA 85203

1,017 Square Foot Suites (Suite 107 & Suite 114)

\$11.00 PSF + NNN

Strip Center Anchored by Fed Ex Office

Ample Parking

Signalized Intersection

Prime Visibility on SWC Main Street & Barkley

Light Rail Frontage

Easy Ingress/Egress

Great Demographics

| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| MEDIAN AGE:        | 31.7     | 35.5     | 36.7     |
| POPULATION:        | 26,734   | 174,310  | 367,771  |
| AVERAGE HH INCOME: | \$81,594 | \$89,198 | \$97,383 |

| TRAFFIC COUNTS   | AADT   |
|------------------|--------|
| E MAIN STREET:   | 19,855 |
| N STAPLEY DRIVE: | 22,813 |

|            |             |
|------------|-------------|
| YEAR BUILT | 1980        |
| ZONING     | C-2         |
| APN        | 138-11-048H |

**Matt Harper, CCIM**

Senior Vice President

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**Leah Motsinger**

Senior Associate

602.423.3619

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| SUITE      | TENANT           | SIZE            | SUITE   | TENANT           | SIZE            |
|------------|------------------|-----------------|---------|------------------|-----------------|
| 101-102    | STAFF ZONE       | --              | 1113    | BEAUTY/BARBER    | --              |
| 104        | SMOKE SHOP       | --              | 114     | <b>AVAILABLE</b> | <b>1,017 SF</b> |
| 105-106    | TATTOO SHOP      | --              | 115     | TACOS            | --              |
| <b>107</b> | <b>AVAILABLE</b> | <b>1,017 SF</b> | 117     | BEAUTY SUPPLY    | --              |
| 108        | FED EX           | --              | 119-120 | RASPADOS         | --              |
| 112        | CELLULAR         | --              |         |                  |                 |

### Matt Harper, CCIM

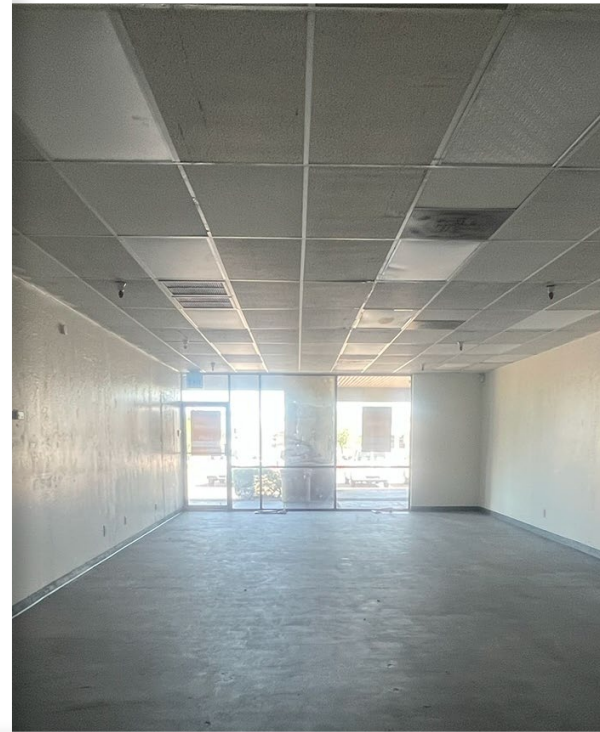
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**SUITE 107**



**SUITE 114**



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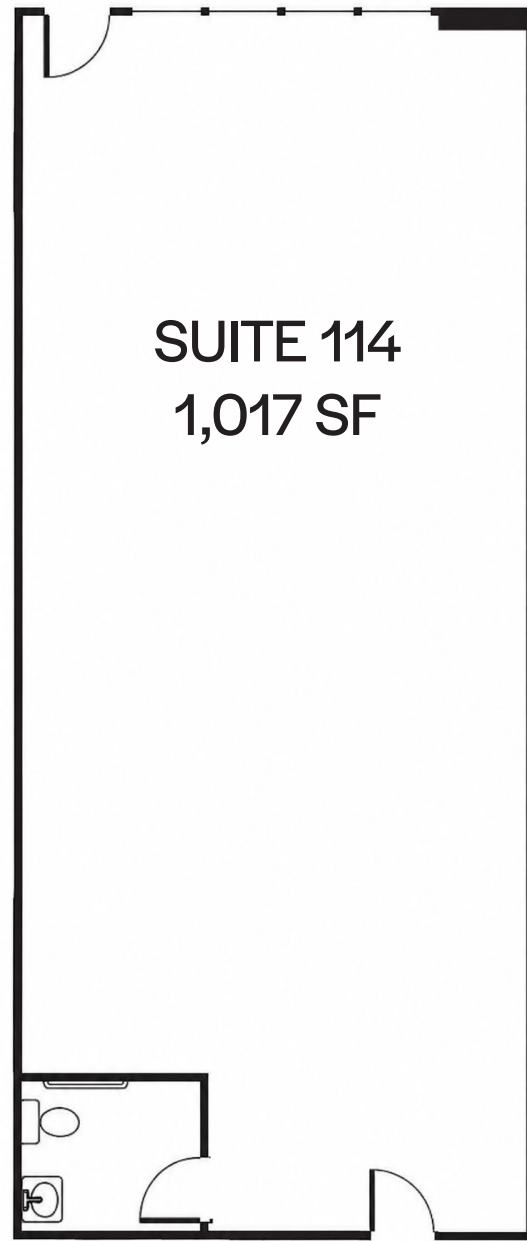
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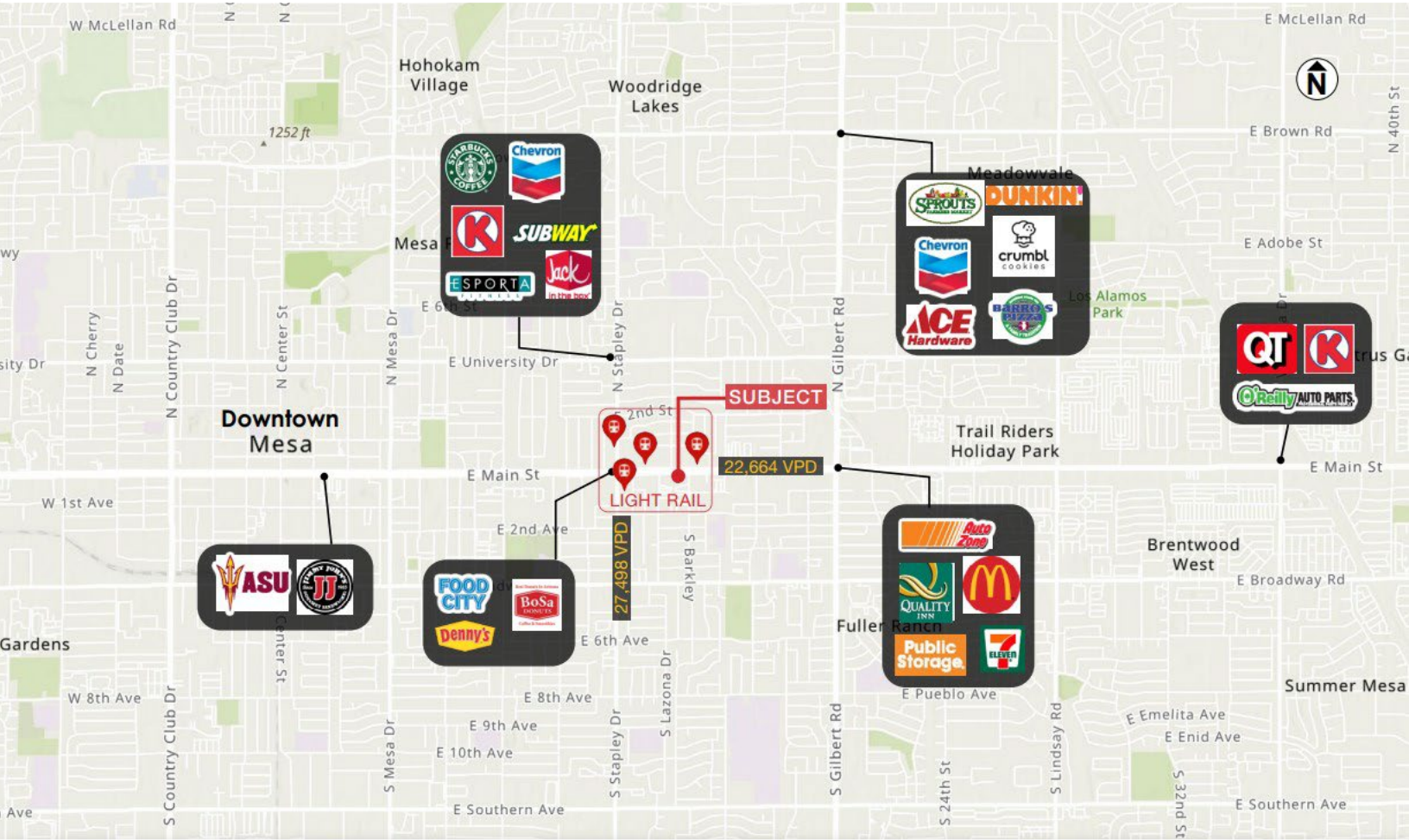
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