



SHOP SPACE FOR LEASE

Fast Food
Drive-Thru Restaurant
Now Available!

AVAILABLE

Merit Park Village

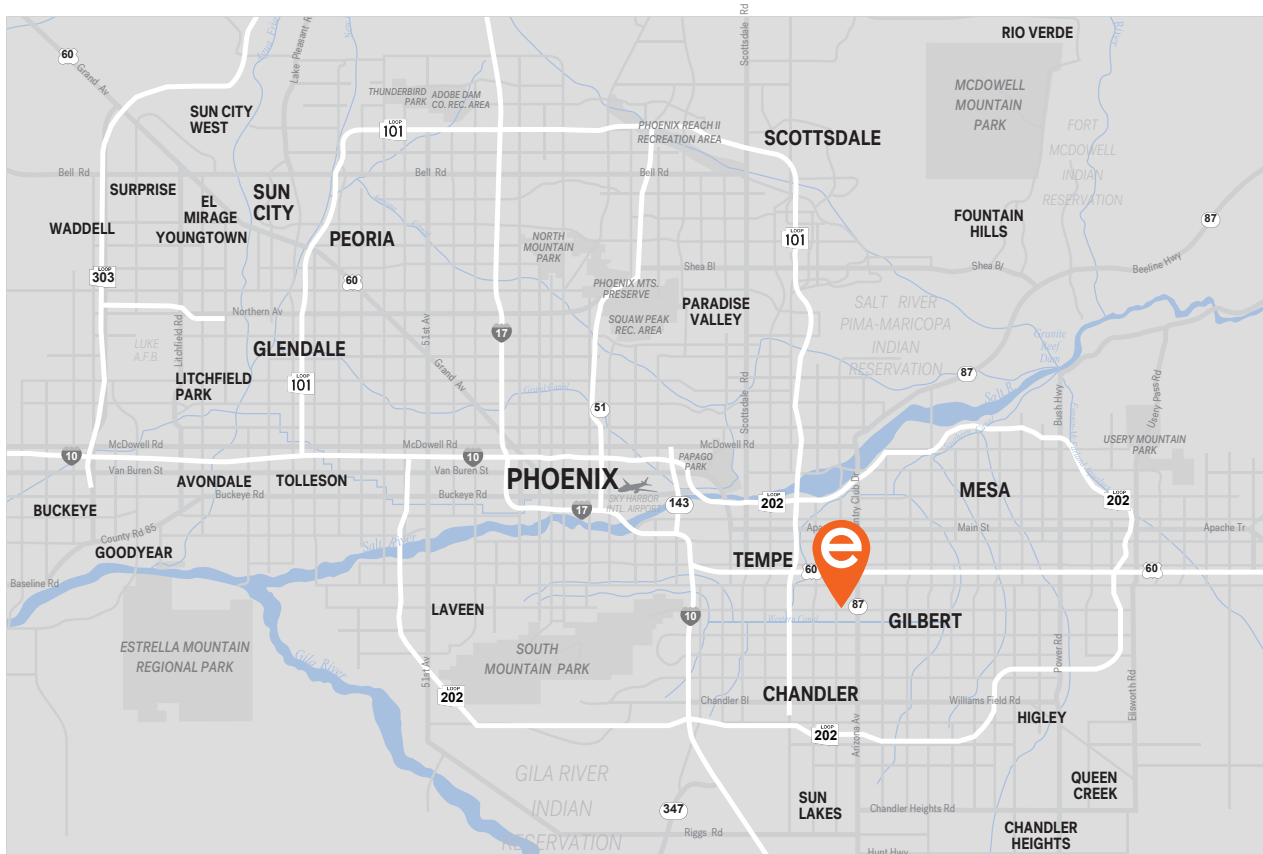
NEC Alma School Rd & Guadalupe Rd, Mesa, AZ 85210

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LOCATION

NEC Alma School Rd & Guadalupe Rd
Mesa, AZ 85210



SIZE

Suite A2: ±1,053 sf
Suite A7: ±1,013 sf
Suite A8: ±2,026 sf
Drive-Thru: 1,943 sf



ZONING

Commercial (LC, Mesa)



TRAFFIC COUNTS

44,446 CPD

Guadalupe Rd

34,247 CPD

Alma School Rd



2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	17,594	142,625	434,626
DAYTIME POPULATION	13,331	168,034	483,398
MED HH INCOME	\$75,163	\$62,004	\$59,690

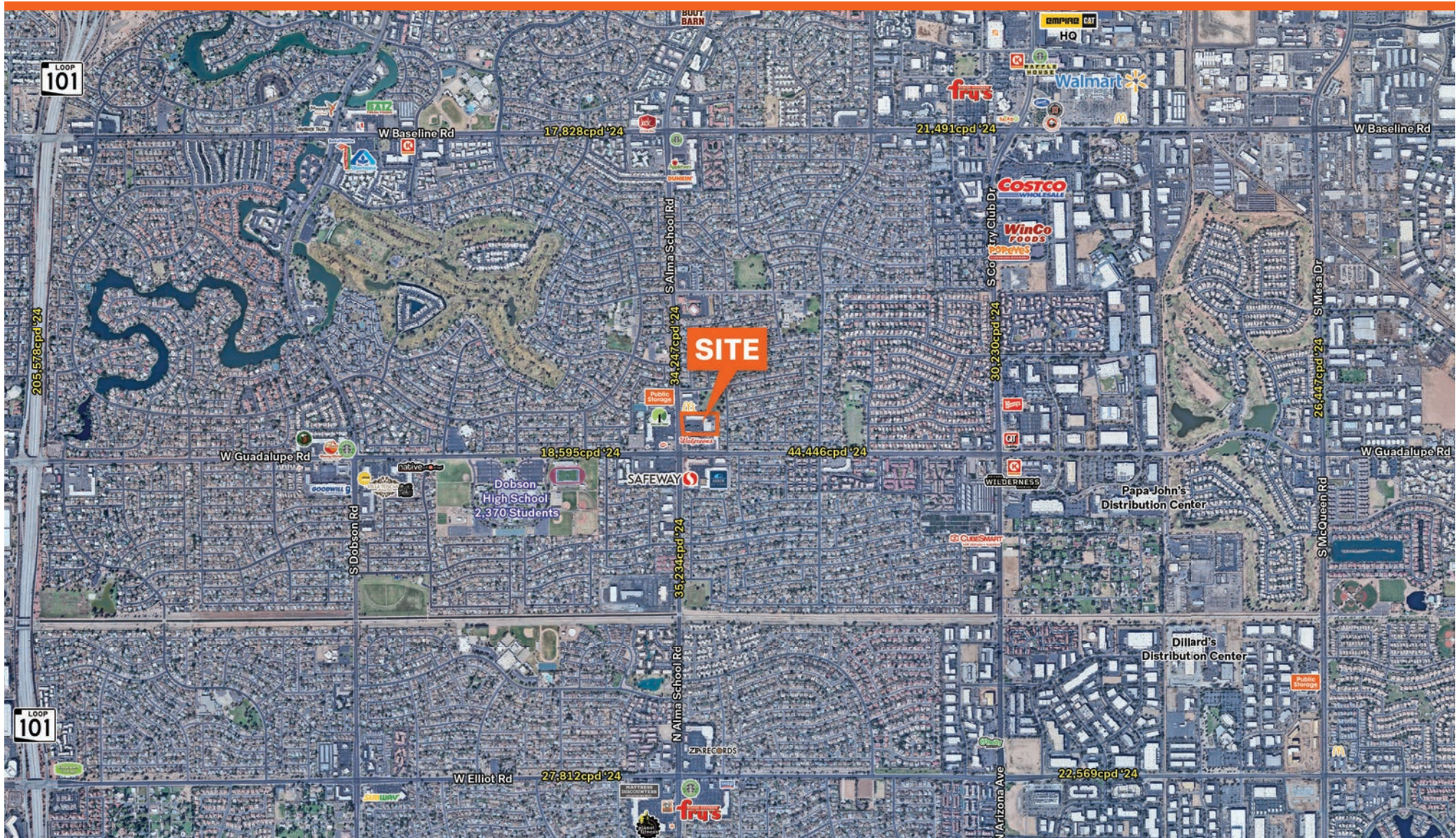
AREA RETAILERS

Safeway, Dollar Tree, Walgreens, White Dove Thrift Shop, Firestone Complete Auto Care, Midas, Parts Authority, McDonald's, Shasta Pools, Raising Arizona Preschool, Harbor Seafood Cajun House, Dim Sum Cafe, Angry Crab Shack, Taco Bell, Dairy Queen

PROPERTY INFORMATION

- Less than 2-miles from both the US-60 and Loop-101
- Available sign space on both existing monuments
- Tenant Improvement Allowance available for credit Tenants
- Former fast food Drive-Thru now available
- Former Barbershop now available







Suite	Tenant
A1	Dim Sum Cafe
A2	AVAILABLE 1,053 SF
A3	Paladino's Italian Eatery
A7	AVAILABLE 1,013 SF
A8	AVAILABLE 2,026 SF
A10-12	Church
A13	Harbor Seafood
A16	Raising Arizona Preschool
PAD	DRIVE THRU 1,943 SF



