



# Pad / Freestanding Drive-Thru Building Available

2170 South Power Road | Mesa, AZ



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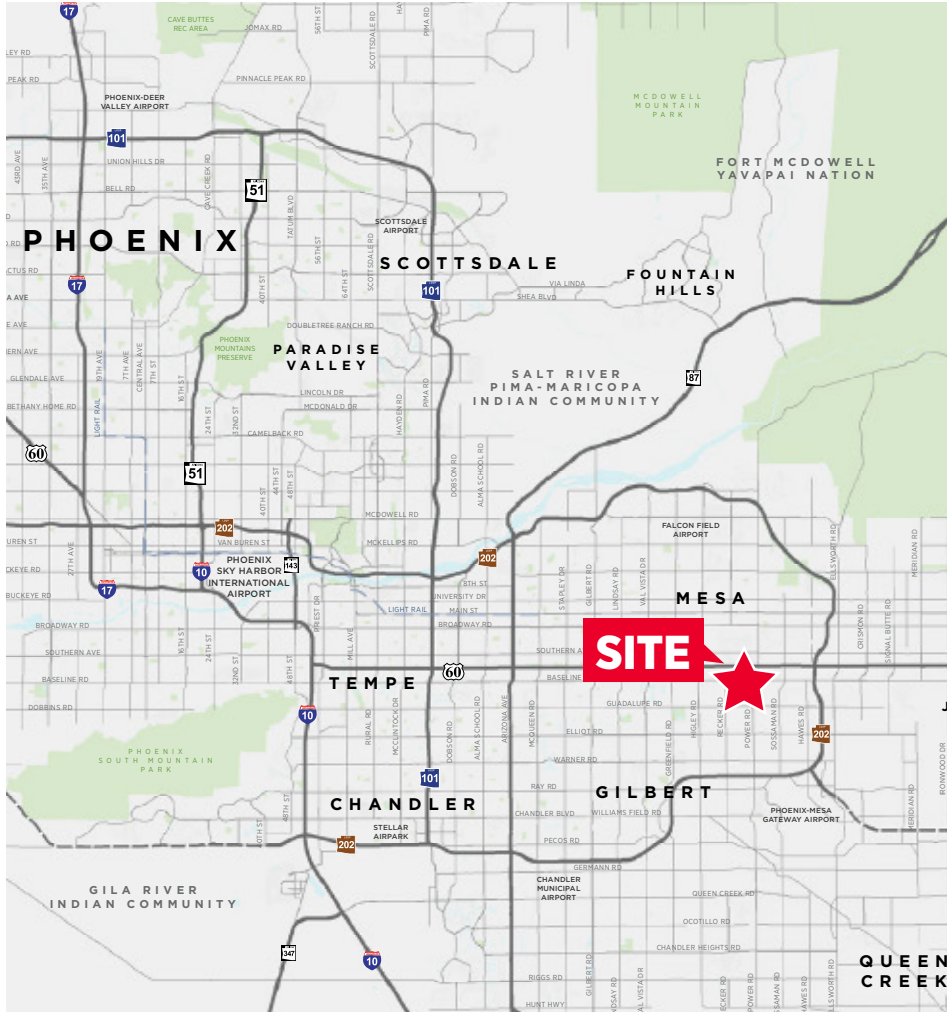
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\* Source: ESRI, 2018 \*\* Source: Costar, 2018

## Property Information

Space Available: ±4,680 SF (Demisable)

### Highlights:

- End Cap Drive-Thru Available
- 0.92 Acres (40,001 SF)
- Ample Parking
- Established residential and retail development within submarket
- Call For Rates

### Zoning:

SC, City of Mesa

### Demographics: \*

#### Total Population 2018

1 Mile	3 Miles	5 Miles
12,521	99,516	283,465

#### Daytime Employment 2018

1 Mile	3 Miles	5 Miles
8,490	39,115	77,688

#### Average Household Income 2018

1 Mile	3 Miles	5 Miles
\$79,323	\$75,614	\$77,407

### Traffic Counts: \*\*

Power Rd North of Baseline Rd.:	33,938 VPD
Power Rd South of Baseline Rd.:	30,228 VPD
Baseline Rd East of Power Rd.:	13,404 VPD
Baseline Rd West of Power Rd.:	19,817 VPD
US 60 at Power Rd:	158,511 VPD

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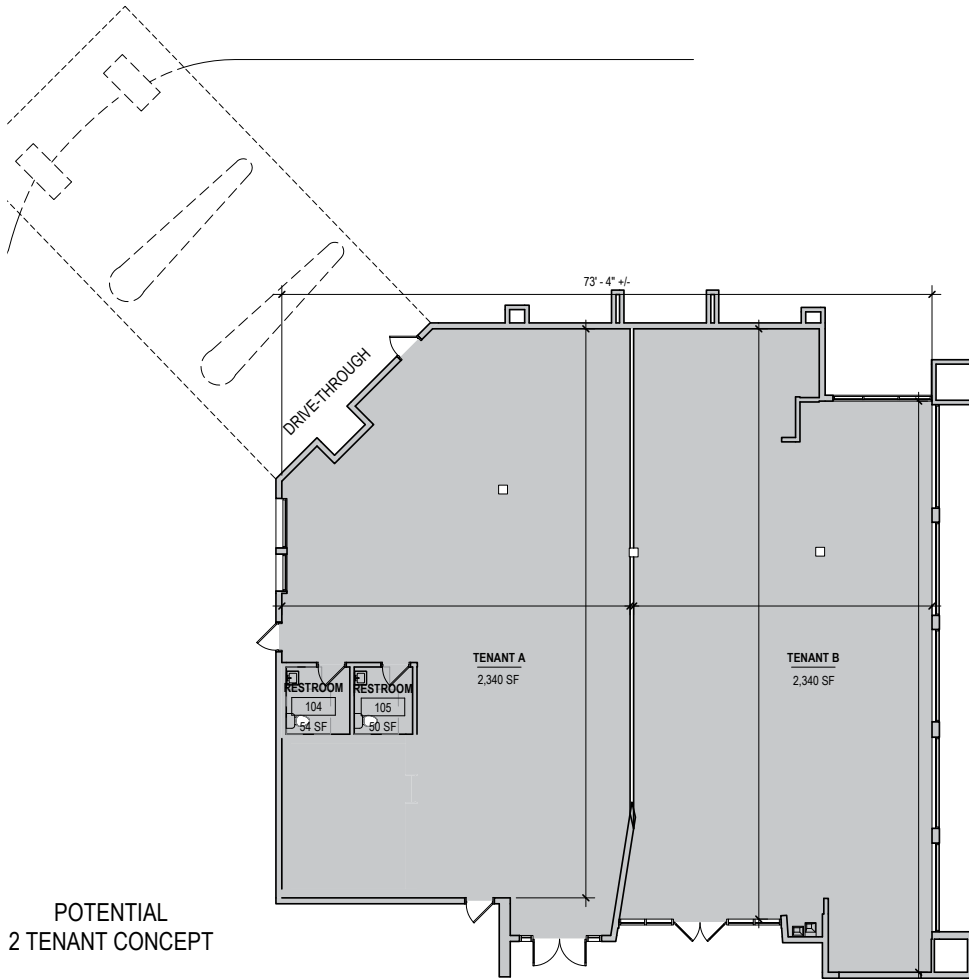
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## Site Plan



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