

FOR LEASE

# 4406 E Main Street

NEC GREENFIELD & MAIN, MESA, AZ

RETAIL



## PROPERTY INFO

- + Tenants at intersection include Fry's Marketplace, Dollar Tree, Papa John's Pizza, Taco Bell, Baskin Robbins and H&R Block
- + Aggressive Landlord willing to do below market rents
- + High visibility at the intersection of Main St and Greenfield with heavy foot traffic from bus stop
- + Building, window and monument signage available
- + Population of 317,780 with average household incomes of \$71,840 in a 5-mile radius
- + Traffic Counts: ±24,000 VPD on Main  
± 24,200 VPD on Greenfield

Source: 2016 City of Mesa Website



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2017 Population	18,222	127,851	325,642
2022 Population	19,562	137,173	349,561
Daytime Population	15,002	120,383	292,833
Households	8,803	53,109	121,569
Avg. HH Income	\$58,285	\$67,806	\$71,468

Source: ESRI 2017



4406 E MAIN STREET, MESA, AZ 85205

[www.cbre.us](http://www.cbre.us)

**CBRE**

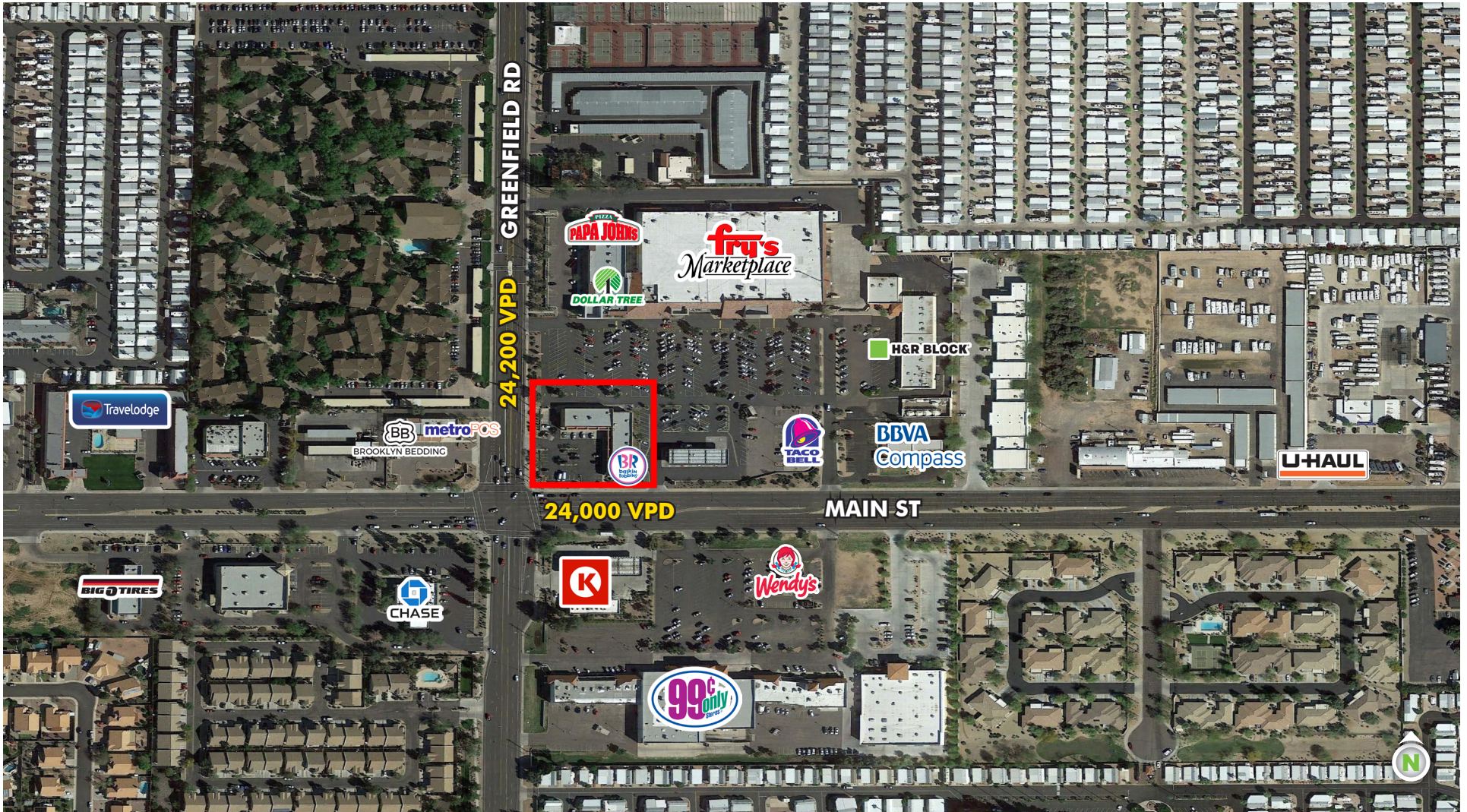


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Traffic Counts Source: City of Mesa 2016

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## CURRENT TENANTS:

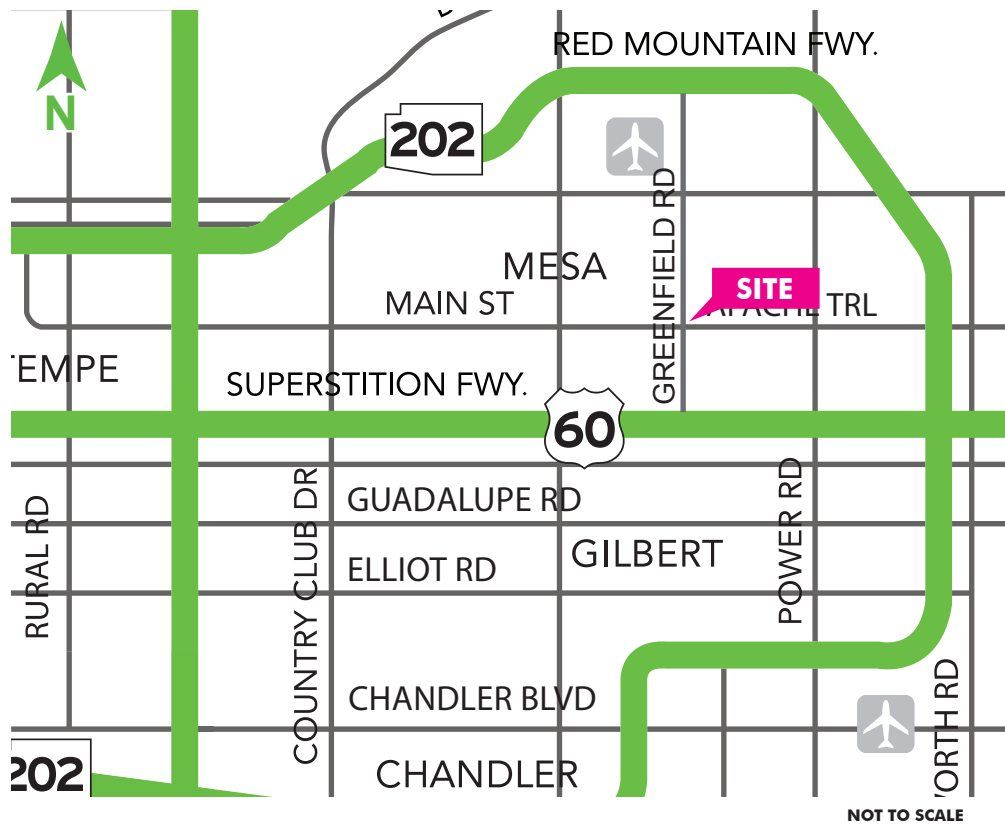
SUITE	TENANT	±SF
101	Baskin Robbins	900
102	Mail Boxes	820
103	Belton Hearing Aids	1,241
<b>104</b>	<b>AVAILABLE</b>	<b>1,000</b>
105	Hair Salon	1,502
<b>106</b>	<b>AVAILABLE</b>	<b>1,030</b>
107	Barber	706
108-110	Southwest Mobility	4,704

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## CONTACT US

### Chris Ryan

Vice President  
+1 602 735 5828  
chris.ryan3@cbre.com

### Bill Bones

Vice President  
+1 602 735 5215  
bill.bones@cbre.com

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