

FOR LEASE

# Fry's Shops on Main

RETAIL



## PROPERTY INFO

- + Fry's & Dollar Tree anchored center
- + Aggressive Landlord willing to do below market rents for Fry's Anchored Center
- + Join Taco Bell, Baskin Robbins, & H&R Block
- + ±16,200 SF of total shop space available
  - ±7,200 SF (can demise)
  - ±4,200 SF
  - ±1,200 SF
  - ±975 SF
  - ±2,625 SF
- + Dense Phoenix MSA Submarket
- + Population of 323,203 with average household incomes of \$75,550 in a 5 mile radius
- + Traffic Counts: ±24,000 VPD on Main  
±24,200 VPD on Greenfield  
*Source: 2016 City of Mesa*

### 2018 Demographics

	1 mile	3 mile	5 mile
Population	18,400	124,616	323,203
Daytime Population	15,439	119,129	283,712
Households	9,200	52,980	121,966
Avg. Household Income	\$57,883	\$70,731	\$75,550

*Source: ESRI 2019*



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TRAFFIC COUNTS: 2016 CITY OF MESA WEBSITE

NOT TO SCALE

4448 E. MAIN STREET, MESA, AZ 85205

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## CURRENT TENANTS:

SUITE	TENANT	±SF
101	AVAILABLE Built-Out Dry Cleaner	2,625*
102	AVAILABLE	975*
103	AVAILABLE	1,200*
104	H&R Block	1,200
105	Portfolio Nails	1,200
106	AVAILABLE Can Be Demised	7,200
107	AVAILABLE Can Be Demised	4,200

\* Suites can be combined

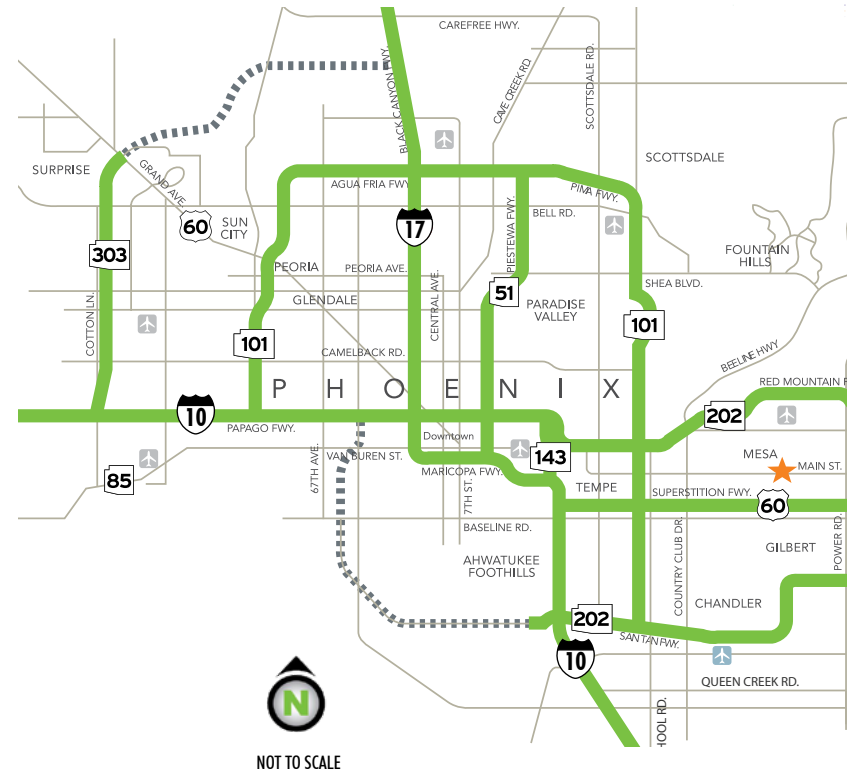


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