

FOR LEASE OR SALE

±2,550 SF with Drive Thru

\$3,500/Month +NNN

Call for Sales Pricing

Restaurant Building with Drive Thru

West of SWC Main St & Stapley Dr | 1005 E. MAIN ST | MESA, AZ 85203

Property Highlights

- ±2,550 SF Freestanding Building with Drive Thru (Former KFC)
- ±27,073 SF Lot Size (APN #138-16-072; -073; -074)
- Zoned C-2, City of Mesa
- 24 Parking Spaces
- Frontage on Stapley Dr with Strong Traffic Counts

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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Demographics	1 Mile	3 Miles	5 Miles
Est. Population (2016)	24,747	179,343	359,940
Projected Population (2021)	26,731	194,288	388,943
Total Households	7,286	62,080	133,271
Average Household Income	\$45,952	\$52,664	\$62,185

Traffic Counts <small>2015 CoStar</small>			
S Stapley Dr	E 1st Ave	27,800	N
E Main St	S Allen	22,664	E
E Main St	N Bellview	23,731	W
N Stapley Dr	E 1st St	21,608	S

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