

HARD CORNER RETAIL - 1.5 ACRES

NEC RECKER ROAD & MCKELLIPS ROAD | MESA, ARIZONA

REDEVELOPMENT

NEW TO THE MARKET



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PROPERTY FEATURES

- Across from Fry's & Kohls
- Drive-Thru potential
- ±64,899 SF / 1.49 Acres
- Zoning: General Commercial
- 5 Minutes to Loop 202 Freeway
- 20,000 students at nearby Mesa Community College
- [Call for Pricing](#)

DEMOGRAPHICS*

2019 DEMOGRAPHICS	3 Mile	5 Mile
POPULATION	77,227	198,782
HOUSEHOLDS	32,771	82,731
AVERAGE HH INCOME	\$86,298	\$84,563

2019 TRAFFIC COUNTS	Vehicles Per Day
North/South on Recker Road	15,939
East/West on Mckellips Road	21,201
Loop 202 Freeway	38,582

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*ESRI 2019

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