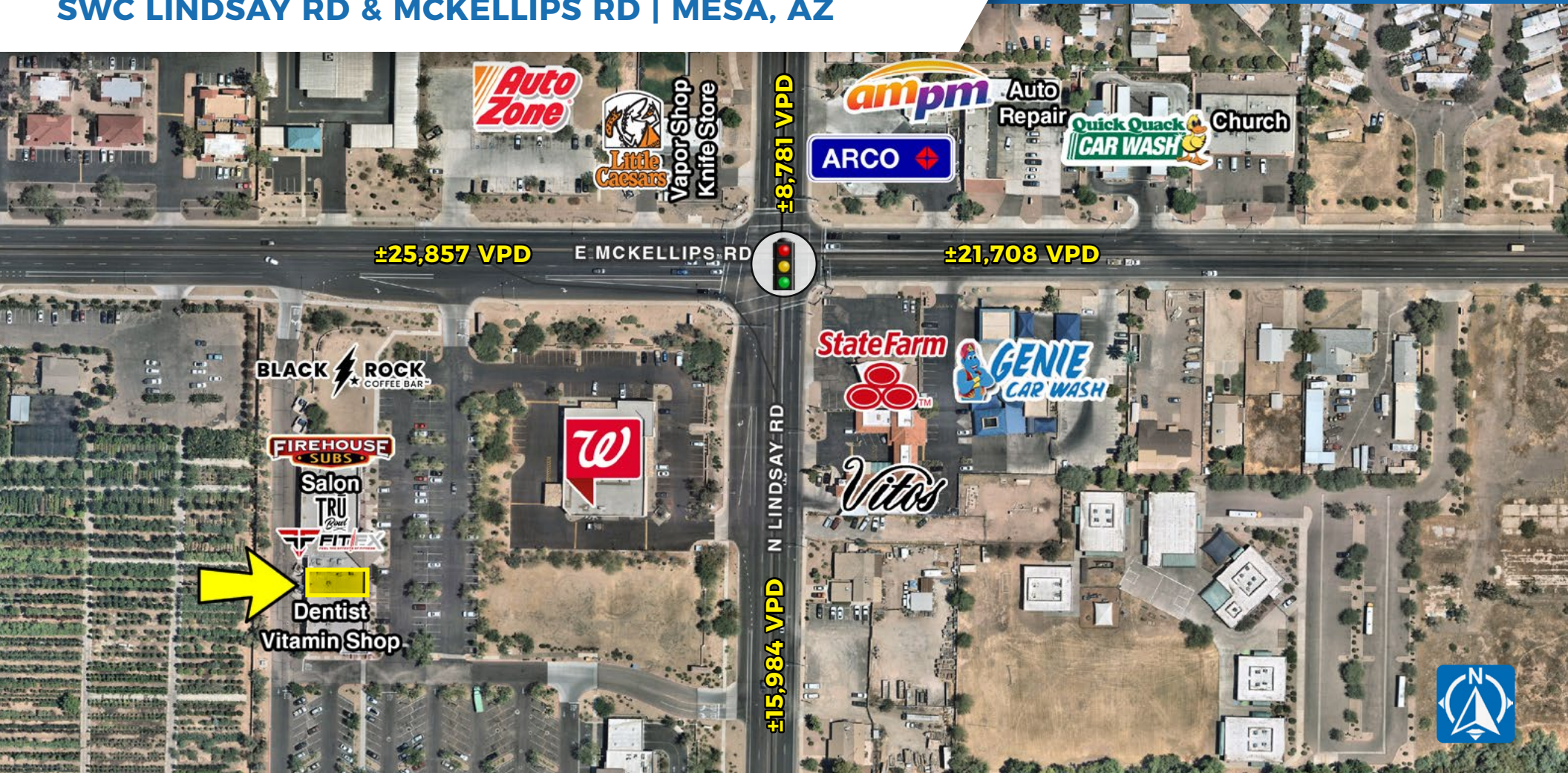


WALMART-ANCHORED SHOP SPACE AVAILABLE



SWC LINDSAY RD & MCKELLIPS RD | MESA, AZ



NICK DEDONA

602.734.7208

ndedona@pcaemail.com



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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SWC LINDSAY RD & MCKELLIPS RD | MESA, AZ

PROPERTY DETAILS

AVAILABLE COMING AVAILABLE ±1,532 SF
DO NOT DISTURB TENANT

ZONING C-2, City of Mesa

JOIN



Firestone

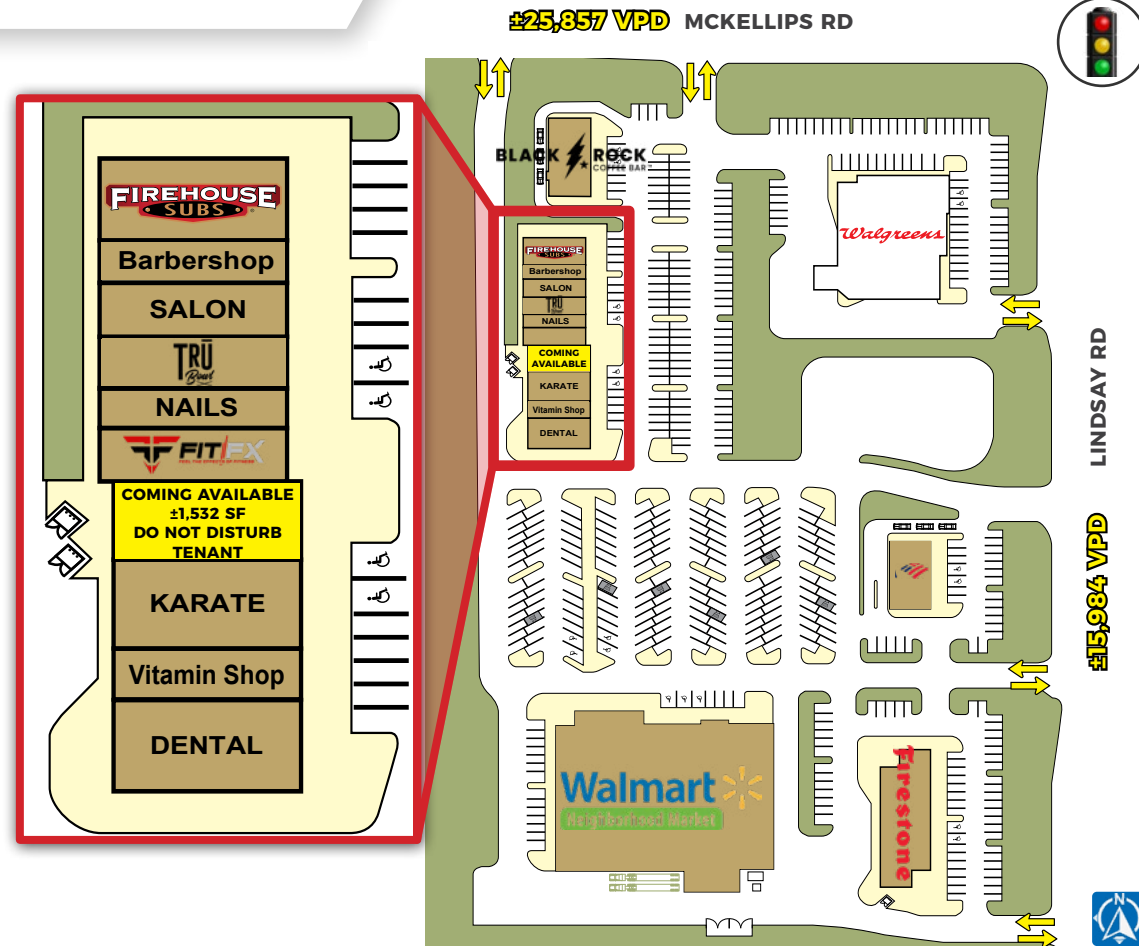


BANK OF AMERICA

TRAFFIC COUNTS

N ±8,781 VPD (NB & SB) **E** ±21,708 VPD (EB & WB)
S ±15,984 VPD (NB & SB) **W** ±25,857 VPD (EB & WB)

ADOT 2023



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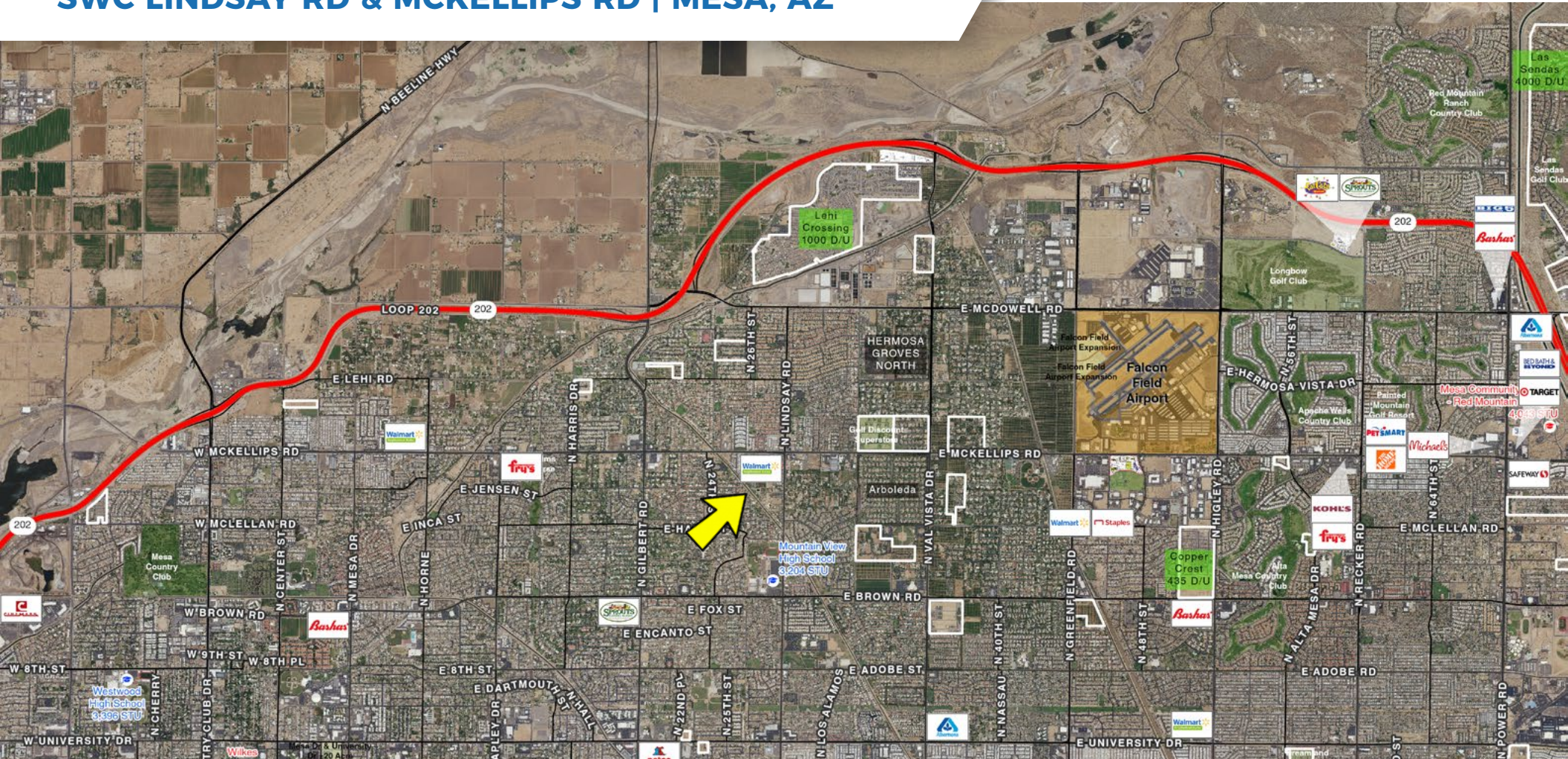
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DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2024 Total Population	13,271	87,787	252,593
2029 Total Population	13,189	87,927	255,170



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Households	4,359	32,189	97,482
2029 Households	4,402	32,719	100,339



2024 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$171,645	\$120,805	\$99,031
Median HH Income	\$127,051	\$86,713	\$73,176
Per Capita Income	\$56,083	\$44,460	\$38,233



HOUSING
UNITS

	1-Mile	3-Mile	5-Mile
2024 Housing Units	4,553	36,379	111,666
Owner Occupied	80.1%	63.2%	57.3%
Renter Occupied	15.7%	25.2%	30.0%



DAYTIME
POPULATION

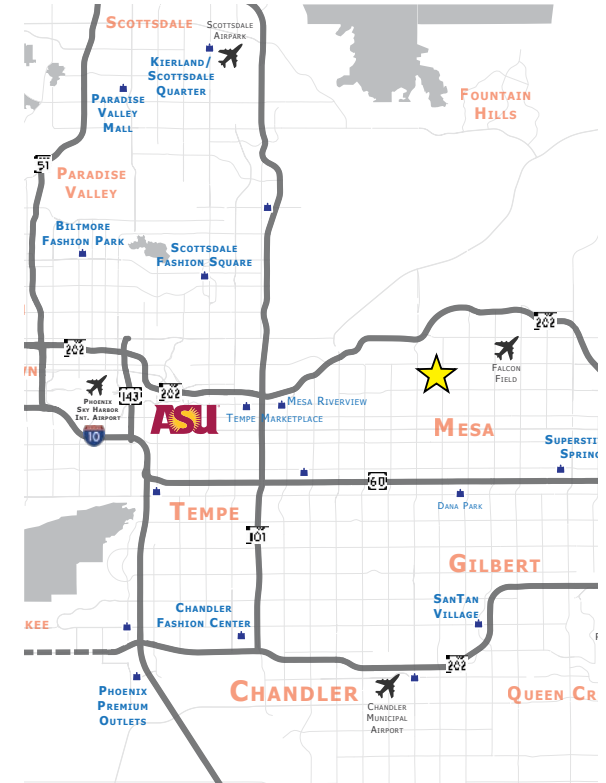
	1-Mile	3-Mile	5-Mile
2024 Total Daytime Pop	9,277	80,467	229,574
Workers	2,747	34,092	96,517
Residents	6,530	46,375	133,057



BUSINESSES

	1-Mile	3-Mile	5-Mile
2024 Businesses	208	2,326	6,406

2024 ESRI ESTIMATES



AVERAGE HH INCOME
\$171,645
Within 1-Mile

SWC LINDSAY RD & MCKELLIPS RD | MESA, AZ

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