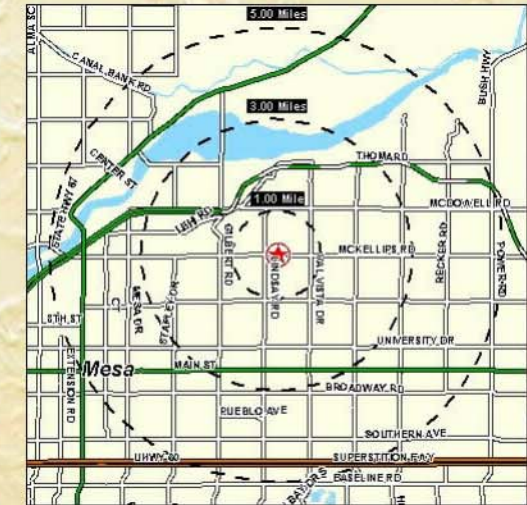


# AVAILABLE FOR LEASE

## McKellips Plaza



## 3049 E. McKellips Road Mesa, AZ (Between Lindsay & Val Vista Rds.)

- Great Visibility
- Strong Demographic Profile
- Project Size: 12,000 Sq. Ft.
- Zoning: C-2, City of Mesa, Az

This project is one of a small handful of retail projects servicing the immediate neighborhood. This project is a great opportunity for retailers, restaurants or office users looking for a high visibility location.

### Traffic Counts:

25,400 vpd McKellips Rd.

### Avg. HH Income:

\$88,230 - 1 mile radius

\$64,384 - 3 mile radius

\$54,546 - 5 mile radius

### Population (2007 est.):

11,740 - 1 mile radius

92,599 - 3 mile radius

268,930 - 5 mile radius