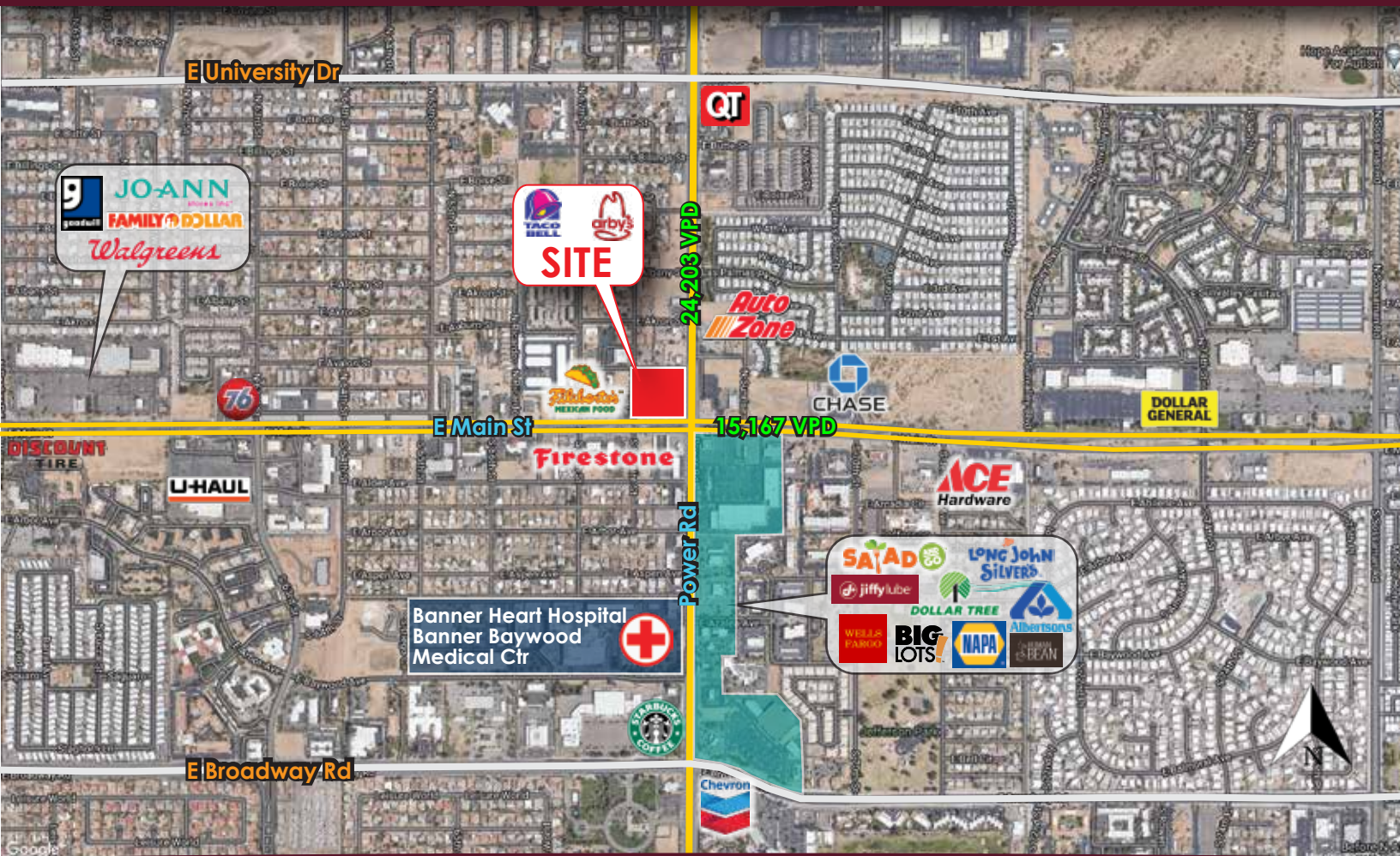


RETAIL SPACE AVAILABLE for LEASE

NWC Power Road & Main Street | Mesa, AZ



Property Highlights:

- ±1,350 SF space available for LEASE; perfect for office use
- ± 900 SF former massage studio for LEASE
- ±1,000 SF former carpet store for LEASE
- Under new ownership
- Join Arby's, Taco Bell & Filiberto's
- Close proximity to Banner Heart Hospital & US 60!
- Approximately 41,000 VPD at intersection
- Estimated population of 107,000 within a 3-mile radius
- CALL FOR DETAILS!**



7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

MARTI WEINSTEIN | Cell: 224.612.2332 | marti@dpcrc.com

AUSTIN PAYNE | Cell: 480.322.4264 | austin.payne@dpcrc.com

JACK RODRIGUES | Cell: 408.763.9085 | jack.rodriguez@dpcrc.com

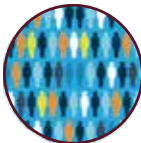
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Demographics 2024

 POPULATION	<table><tr><td>1 MILE</td><td>13,954</td></tr><tr><td>3 MILES</td><td>116,434</td></tr><tr><td>5 MILES</td><td>292,778</td></tr></table>	1 MILE	13,954	3 MILES	116,434	5 MILES	292,778	 HOUSEHOLDS	<table><tr><td>1 MILE</td><td>6,877</td></tr><tr><td>3 MILES</td><td>52,876</td></tr><tr><td>5 MILES</td><td>122,456</td></tr></table>	1 MILE	6,877	3 MILES	52,876	5 MILES	122,456	 AVG. HH INCOME	<table><tr><td>1 MILE</td><td>\$77,337</td></tr><tr><td>3 MILES</td><td>\$87,389</td></tr><tr><td>5 MILES</td><td>\$106,197</td></tr></table>	1 MILE	\$77,337	3 MILES	\$87,389	5 MILES	\$106,197
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 MEDIAN AGE	<table><tr><td>1 MILE</td><td>48.5</td></tr><tr><td>3 MILES</td><td>45.0</td></tr><tr><td>5 MILES</td><td>42.4</td></tr></table>	1 MILE	48.5	3 MILES	45.0	5 MILES	42.4	 DAYTIME POPULATION	<table><tr><td>1 MILE</td><td>16,159</td></tr><tr><td>3 MILES</td><td>102,526</td></tr><tr><td>5 MILES</td><td>228,968</td></tr></table>	1 MILE	16,159	3 MILES	102,526	5 MILES	228,968	 TRAFFIC COUNTS	<table><tr><td>N POWER RD</td><td>24,203 VPD</td></tr><tr><td>E MAIN ST</td><td>15,167 VPD</td></tr></table>	N POWER RD	24,203 VPD	E MAIN ST	15,167 VPD		
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Source: SitesUSA

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