

AVAILABLE

# Former Walgreens Available

755 E Main St | Mesa, AZ 85203



## Overview

AVAILABLE	15,525 SF
LEASE RATE	Call for Rates
SALE PRICE	Call for Pricing

## Demographics

	1 MILE	3 MILE	5 MILE
2015 Est Population	22,993	168,493	342,928
2020 Est Population	24,423	178,696	362,066
Average HH Income	\$45,000	\$52,311	\$61,557
Daytime Population	8,119	63,562	137,894

Year: 2015 | Source: Esri

## Traffic Counts

Main Street	22,846 VPD
Horne	7,112 VPD

Year: 2014 | Source: MPSI

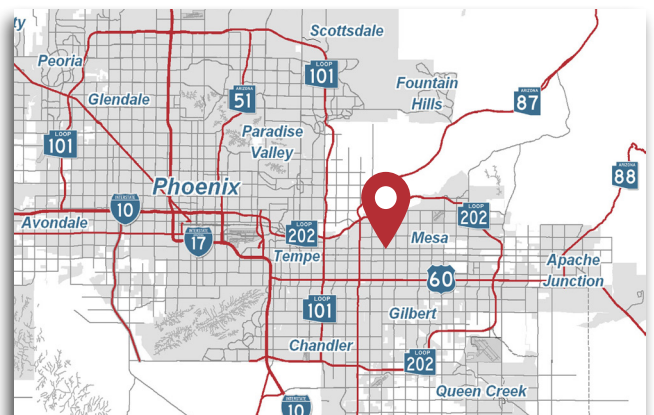
## Contact

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## Description

- 15,525 SF freestanding former Walgreens building with drive-thru available
- 65 parking spaces
- Located just 1.5 miles east of SR 87/Country Club and 2 miles north of US 60 Freeway
- Monument signage available on Main St & Horne
- Great visibility from both Main St and Horne with over 29,500 cars per day
- Zoned LC, City of Mesa
- National anchor tenants nearby:



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**LIGHT RAIL**  
**Main Street**  
18,500 VPD '14

**Horne**  
5,000 VPD '14

**Horne**  
6,700 VPD '14

**Main Street**  
18,500 VPD '14

**SITE**

Monument Sign

Monument Sign

