



FORMER KFC AVAILABLE FOR LEASE - HARD CORNER OPPORTUNITY

SWC LINDSAY ROAD AND MAIN STREET | MESA, ARIZONA

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PROPERTY HIGHLIGHTS

- Located at the hard corner intersection of Lindsay Road and Main Street, which sees approximately 41,000 vehicles per day.
- Dense infill residential trade area with 338,177 people living within 5 miles of the site.
- Excellent Visibility, Access and Signage.
- Zoned GC (General Commercial).
- Mesa, Arizona is the second largest city in the Phoenix metropolitan area with a population of over +500,000 people.

2023 DEMOS (3-MILE RADIUS)

TOTAL POPULATION **154,795**

DAYTIME POPULATION **127,162**

TRAFFIC COUNTS

W MAIN ST **19,232 VPD**

(ADOT '23)

LINDSAY RD **21,830 VPD**

(ADOT '23)

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DRONE IMAGE



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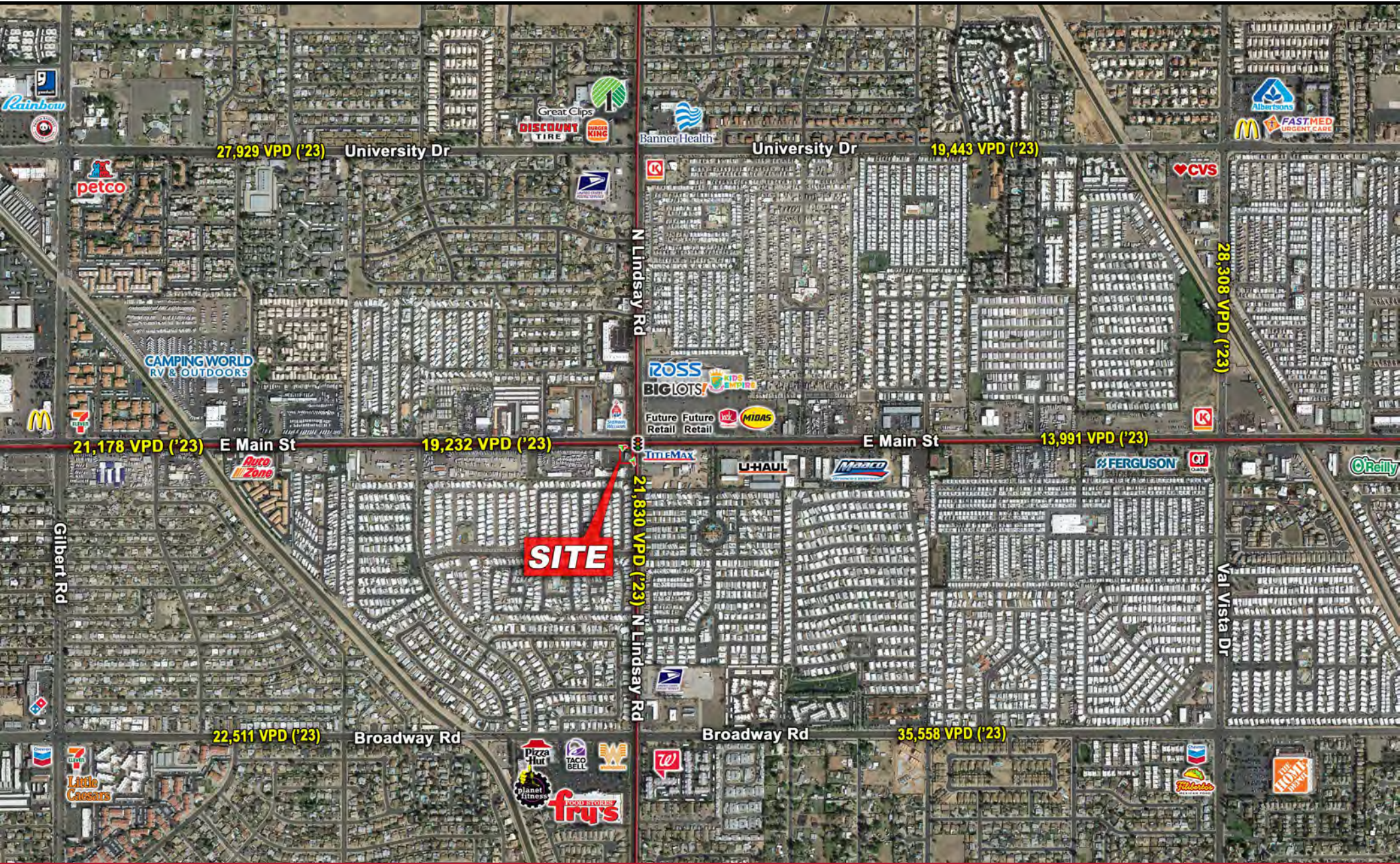
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PROPERTY PHOTOS



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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	23,033	154,795	338,177
Daytime Population	17,120	127,162	339,993



	1 MILE	3 MILE	5 MILE
Average HH Income	\$72,543	\$93,490	\$96,290
Median HH Income	\$54,227	\$66,621	\$67,264



	1 MILE	3 MILE	5 MILE
Daytime Employees	4,247	44,493	162,990
Daytime Residents	12,873	82,669	177,003



	1 MILE	3 MILE	5 MILE
2023 Households	9,915	57,538	127,153
2028 Households	9,912	57,417	129,906



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	48.6%	55.2%	53.4%
Renter Occupied Housing	32.0%	31.2%	35.5%



	1 MILE	3 MILE	5 MILE
2023 Median Age	38.8	36.2	36.7
2028 Median Age	39.8	37.2	37.6

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