

# Former QuikTrip For Sale

NEC Mesa Dr & Baseline Rd | Mesa, AZ



## OFFERING SUMMARY

Asking Price: \$1.8M  
 Land Area: 77,699 SF  
 Building Size: 5,000 SF  
 Zoning: LI (Light Industrial, City of Mesa)

## PROPERTY HIGHLIGHTS

- Just north of brand new QT on Baseline Road
- All fuel equipment removed, including underground storage tanks
- All equipment removed from inside the building
- Convenience store and motor fuel sales prohibited
- Additional restrictions may apply

## TRAFFIC COUNTS

N: ±45,768 VPD (NB/SB)                      E: ±24,376 VPD (EB/WB)  
 S: ±34,300 VPD (NB/SB)                      W: ±27,851 VPD (EB/WB)  
 ADOT 2018, 2019



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	6,530	161,453	440,079
2023 Total Population	6,991	171,317	467,826
2018 Med HH Income	\$51,266	\$49,822	\$53,874
2018 Daytime Population	21,091	180,922	402,718
▪ Workers	17,609	100,512	184,026
▪ Residnets	3,482	80,410	218,692

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

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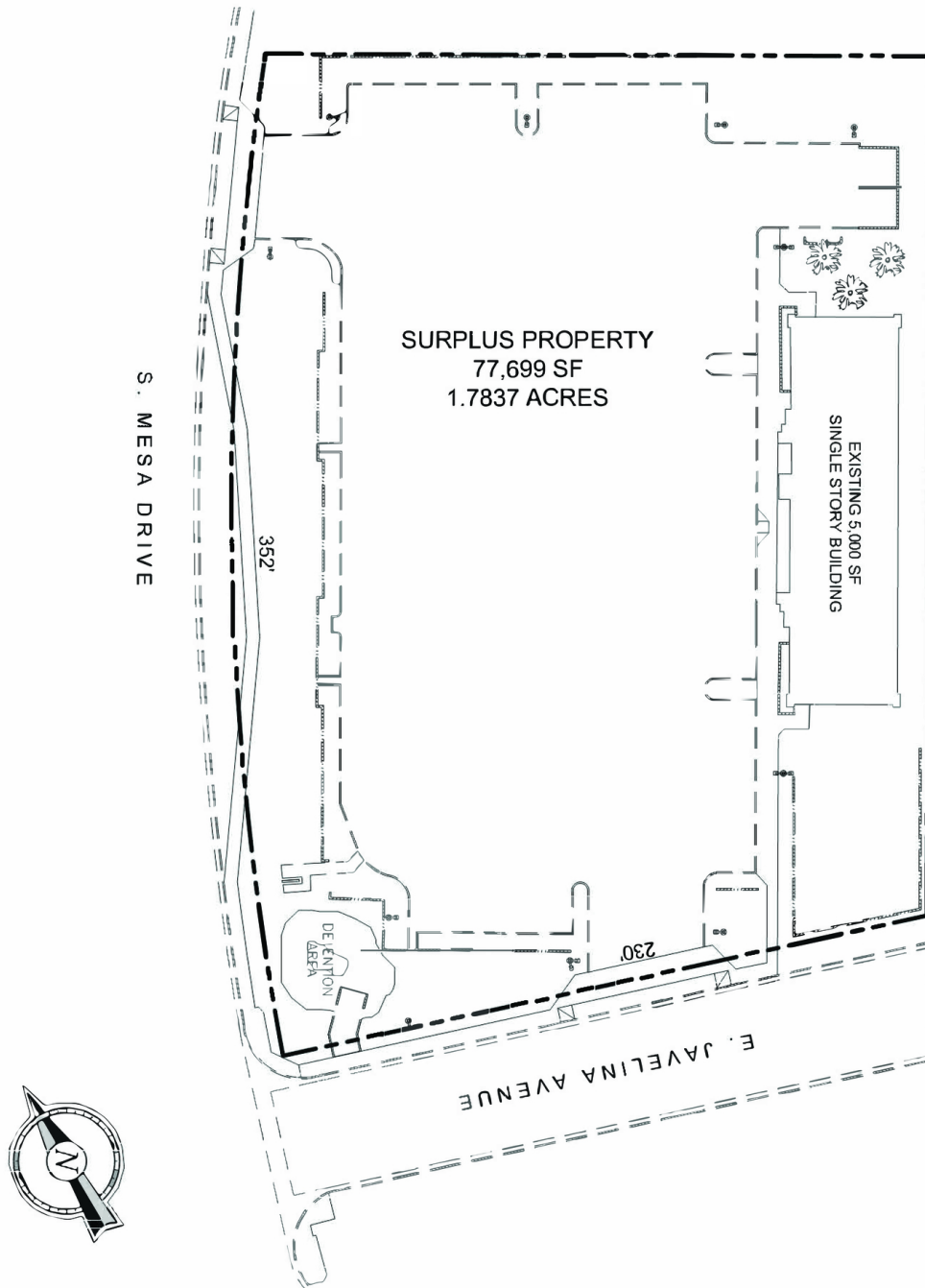
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