

FOR SALE / FOR LEASE

# Freestanding Former Restaurant

2336 E. Baseline Road | Mesa, AZ 85204



## Overview

<b>AVAILABLE</b>	3,086 SF (Grease Trap in Place)
<b>PRICE</b>	Call for Details

## Demographics

	1 MILE	3 MILE	5 MILE
2017 Est Population	17,563	149,619	398,760
2022 Est Population	18,733	159,146	427,664
Average HH Income	\$69,910	\$72,256	\$72,980
2017 Daytime Population	14,952	133,599	361,340

Year: 2017 | Source: Esri

## Traffic Counts

Baseline Road	31,865 VPD
Gilbert Road	46,441 VPD

Year: 2016 | Source: MPSI

## Contact

**SEAN LIEB**  
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## Description

- Well populated area with more than 360,000 daytime workers within 5 miles
- Freestanding former restaurant building with 75,000 VPD at the intersection
- Competitive rates in a strong national, regional, and local infill trade area
- 100 new townhomes under construction directly behind the site
- Shadow anchored by Trader Joe's, Sprouts, and EOS Fitness
- Less than 1 block from:

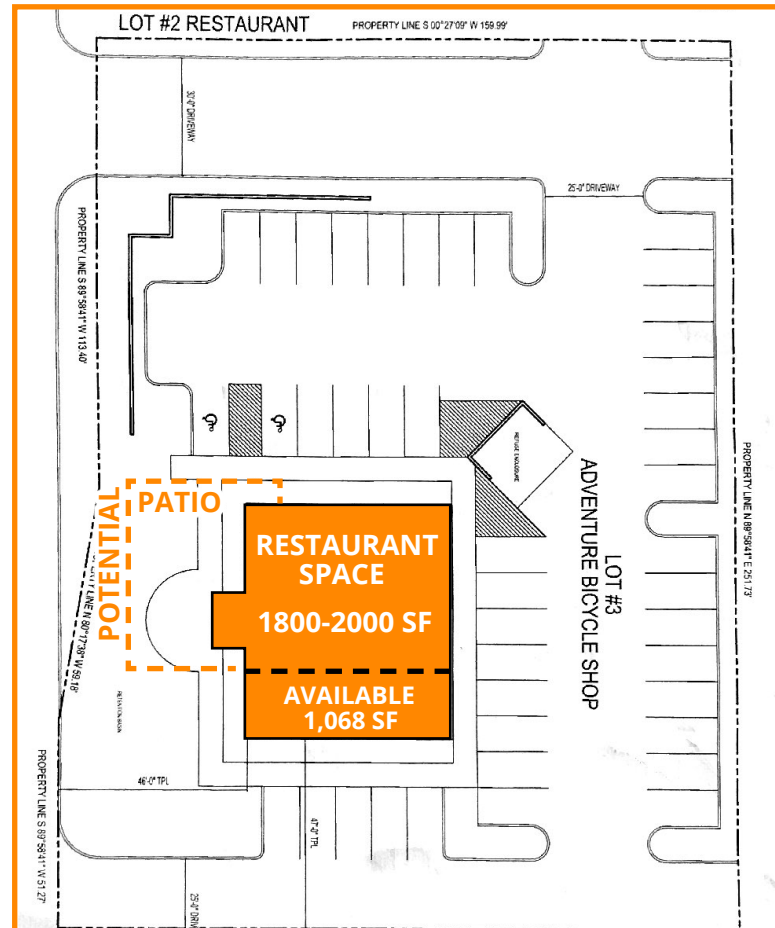


## OPTION 1



**1 AVAILABLE RETAIL SPACE**

## OPTION 2



**2 RESTAURANT SPACE w/ option for potential patio**

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