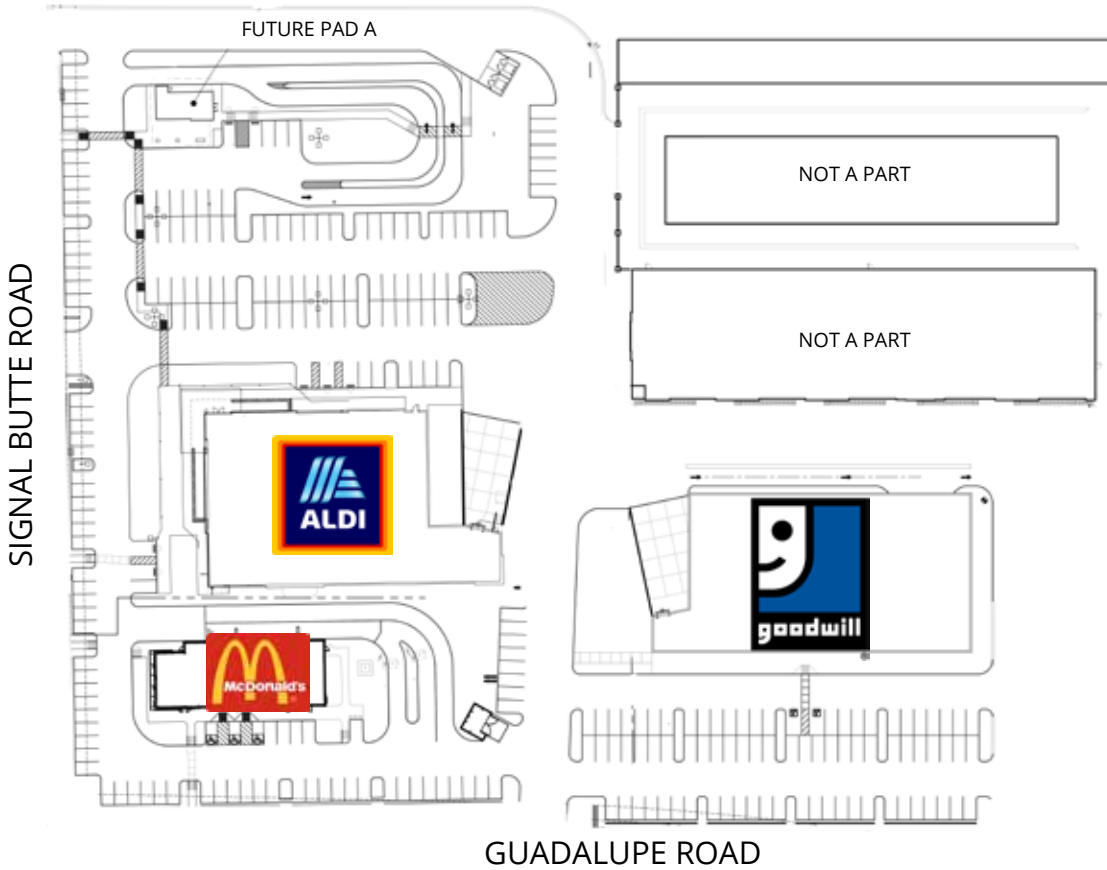


MESA CENTERPOINT

South Signal Butte Rd. & Guadalupe Rd.

2751 South Signal Butte Rd.
Mesa, Arizona 85209



PROPERTY DETAILS:

- Goodwill – Build to Suit – 22,049 sq ft.
- PAD B: McDonald's
- MAJOR A: Aldi

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	1,133	46,783	93,399
Projected Population (2022)	1,142	48,165	95,960
Average Household Income	\$42,469	\$49,256	\$56,218
Projected Household Income (2022)	\$51,900	\$58,376	\$67,000
Workplace Employees (2018)	6,988	32,435	44,047

TRAFFIC COUNTS

Hwy 95	19,000 VPD
South Pacific Ave	8,000 VPD



W.M. GRACE COMPANIES
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
(602) 956-8254 | info@wmgraceco.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 are 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 and 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.