



# FOR SALE

± 49,658 SF | COMMERCIAL LOT

# 4441 E SOUTHERN AVE

MESA, AZ 85206

## EXCLUSIVE LISTING TEAM:

David Wilson, SIOR, CCIM  
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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

  
COMMERCIAL REAL ESTATE SERVICES



# PROPERTY INFO

# 4441 E SOUTHERN AVE

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## Features

- 49,658 sf Commercial Lot
- Southern Avenue Frontage One Lot East of Greenfield Rd. (203' of Southern frontage)
- Located next door to McDonald's and just north of Walgreens
- C-2 Zoning, City of Mesa
- Proposed uses include: car wash, day care, fast food, medical, restaurant and retail



COMMERCIAL  
LOT



49,658 SF  
LOT SIZE



C-2  
ZONING



FRONTAGE  
LOCATION

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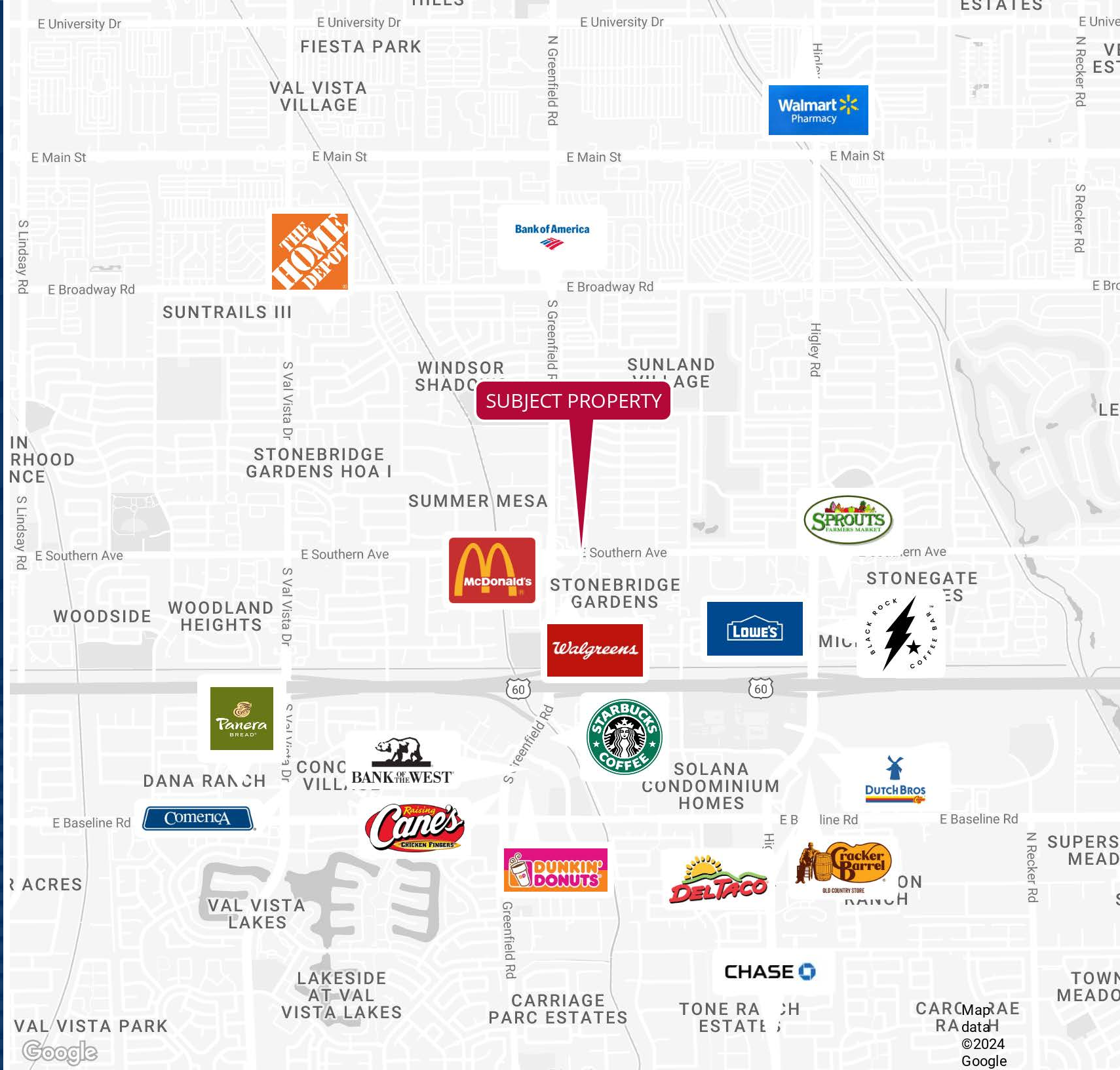
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4441 E SOUTHERN AVE  
±49,658 | COMMERCIAL LOT

E. SOUTHERN AVE.

# DEMOGRAPHICS

MESA 2023

<b>127,313</b> POPULATION 3 MILES	<b>52,608</b> HOUSEHOLDS 3 MILES	<b>\$83,142</b> HH INCOME 3 MILES
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MESA 2028

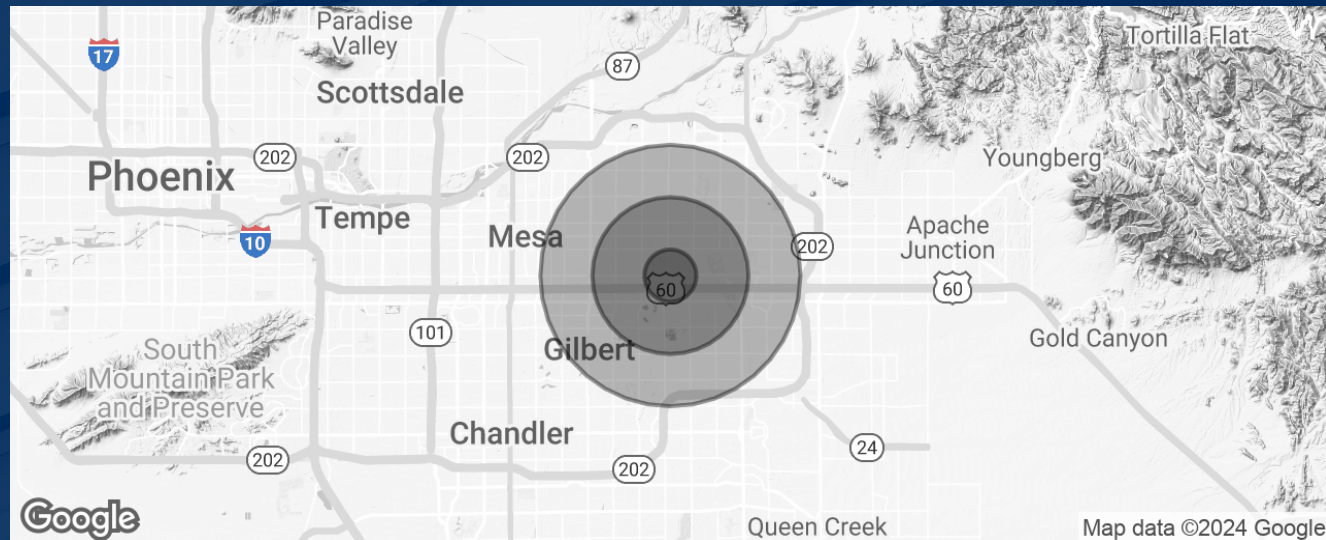
<b>128,202</b> POPULATION	<b>53,096</b> HOUSEHOLD PROJECTIONS
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CONSUMER SPENDING

**\$1.8B**  
CONSUMER SPENDING  
3 MILES | 2028

▲

**\$1.65B**  
CONSUMER SPENDING  
3 MILES | 2023



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