

# Walmart Outparcel Available

SWC Lindsay Rd & McKellips Rd | Mesa, AZ



## PROPERTY HIGHLIGHTS

- 50,523 SF available
- 3,600 SF maximum buildable
- Anchored by Walmart Neighborhood Market
- Zoned C-2, City of Mesa

## DEMOGRAPHICS

|                       | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------|----------|----------|----------|
| 2018 Total Population | 14,344   | 90,665   | 259,023  |
| 2023 Total Population | 15,059   | 97,022   | 275,856  |
| 2018 Median HH Income | \$87,550 | \$57,245 | \$50,779 |

ESRI 2018 Estimates

## TRAFFIC COUNTS

|                          |                          |
|--------------------------|--------------------------|
| N: ±7,200 VPD (NB & SB)  | E: ±23,676 VPD (EB & WB) |
| S: ±15,046 VPD (NB & SB) | W: ±27,900 VPD (EB & WB) |

ADOT 2017, Mesa 2017



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## Contact

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602.734.7208

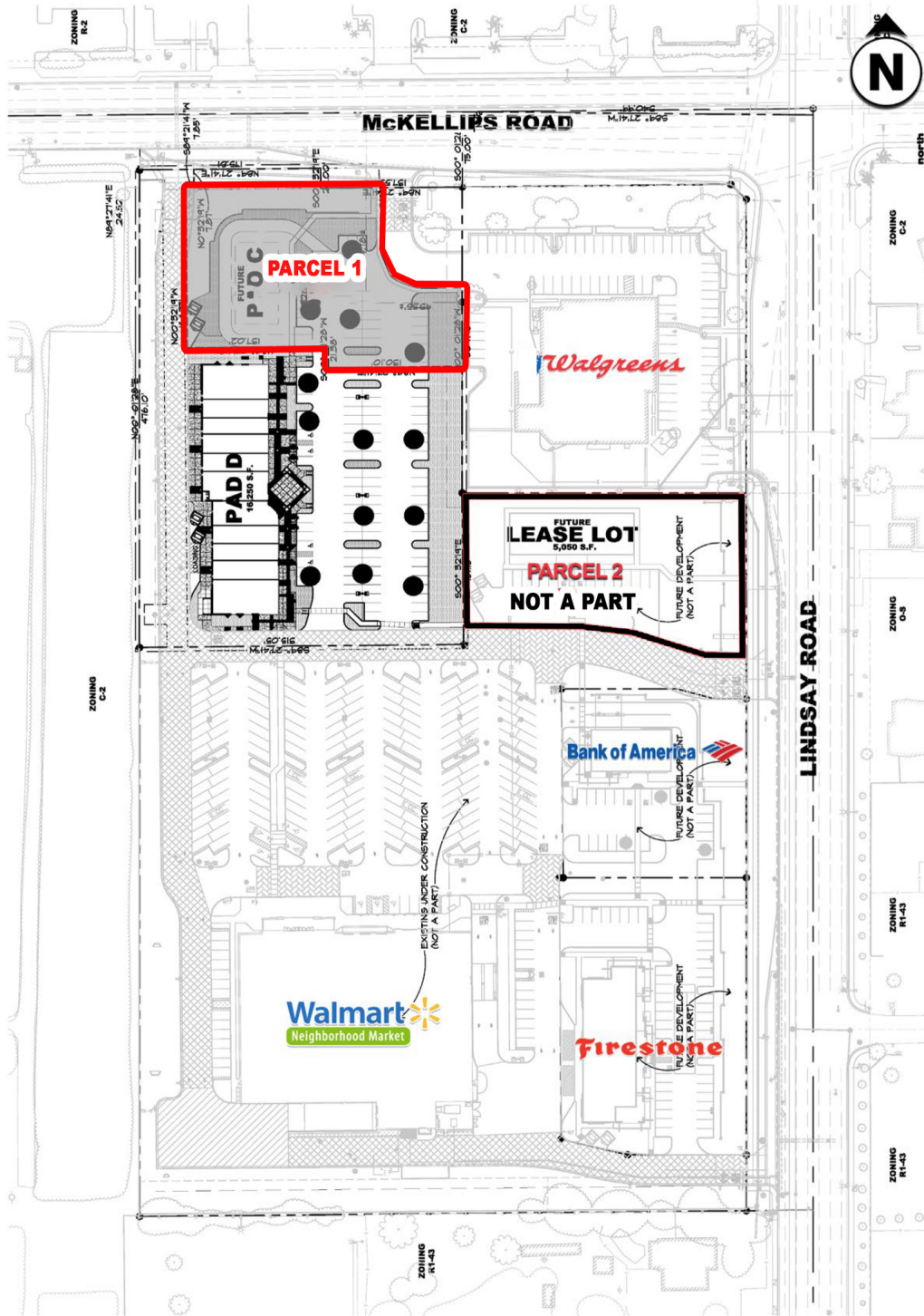
ndedona@pcaemail.com

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