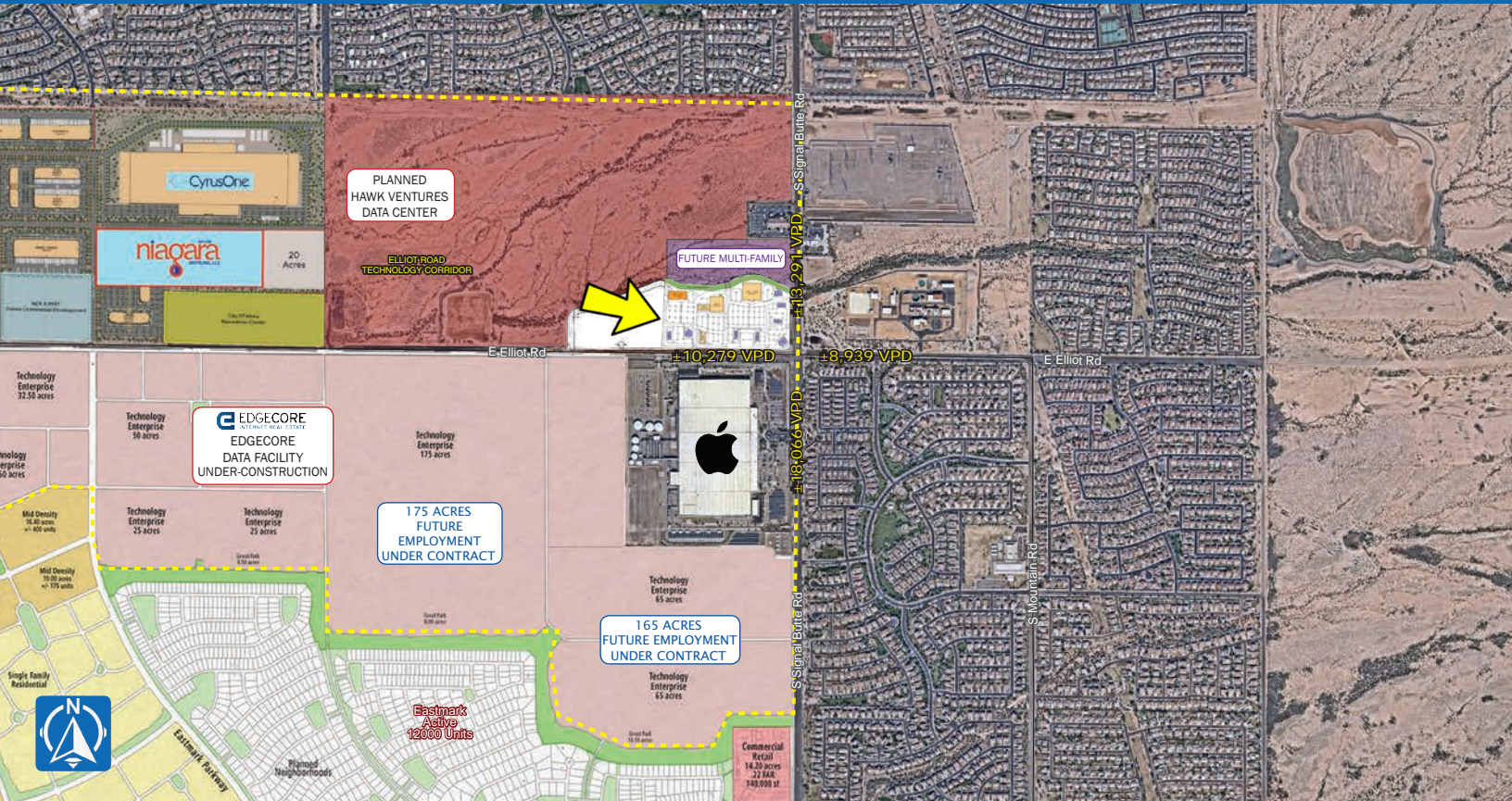


# NEW DEVELOPMENT ALONG MESA TECH CORRIDOR

## Anchor, Shops & Pads Available

NWC Signal Butte Rd & Elliot Rd | Mesa, AZ



### PROPERTY HIGHLIGHTS

- Located along Mesa's Elliot Road Tech Corridor
- Accessible to 3 major freeways (Loop 202, US 60 and SR 24)
- Across the street from the 1.3 million SF Apple facility with approximately 150 employees
- In close proximity to ASU's Polytechnic campus with nearly 10,000 students enrolled
- Strategically located 1 mile North of Eastmark, a 3,200-acre DMB master planned community

### DEVELOPED BY

**THOMPSON THRIFT RETAIL GROUP**  
TTRG.COM

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 Population</b>	10,484	56,961	142,795
<b>2024 Population</b>	11,946	63,759	156,097
<b>2019 Med HH Income</b>	\$92,938	\$85,428	\$59,300

ESRI 2019 Estimates

### TRAFFIC COUNTS

N: ±13,291 VPD (NB/SB)	E: ±8,939 VPD (EB/WB)
S: ±18,066 VPD (NB/SB)	W: ±10,279 VPD (EB/WB)

ADOT 2018/2019

[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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[10/28/19]

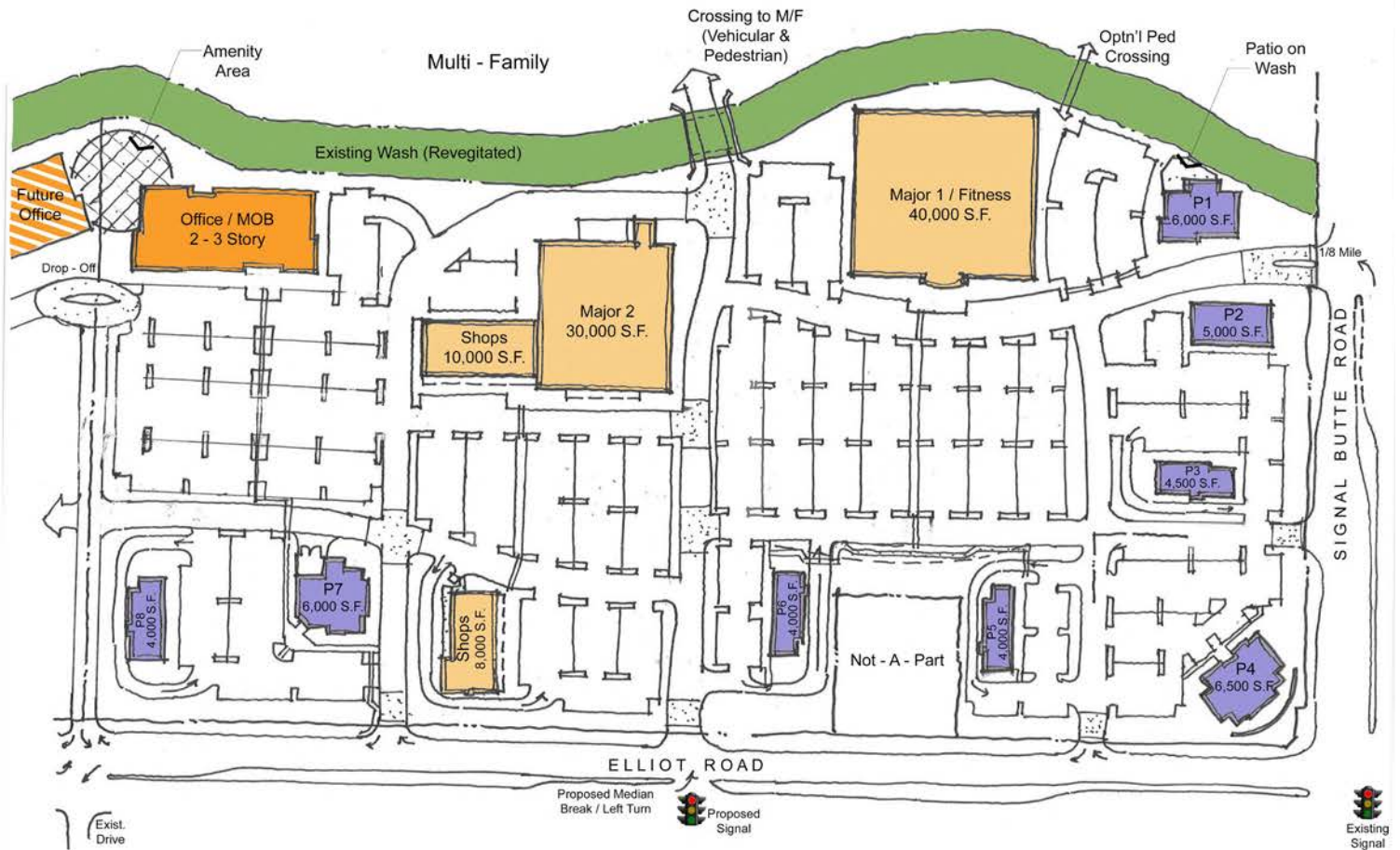


# NEW DEVELOPMENT ALONG MESA TECH CORRIDOR

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### SITE PLAN



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