

4448 EAST MAIN STREET • MESA, ARIZONA



**LOCATED IN FRY'S FOOD DRUG CENTER  
EAST OF GREENFIELD ROAD IN MESA**

- ANNUAL LEASE RATE: \$15.00 PSF WITH A \$3.03 NNN TOTALING \$18.03 PSF
- SUITES AVAILABLE: #03 / #04 2,400 SF - FORMER POST NET (DIVISIBLE)
- HIGH VISIBILITY AND TRAFFIC COUNTS NORTH / SOUTH 117,000 + PER DAY
- HEADER SIGNAGE AVAILABLE ABOVE SPACE
- PLAZA IS EXCELLENT FOR RETAIL, OFFICE, SERVICE OR MEDICAL TYPES BUSINESSES
- PARKING AMPLE IN THE CENTER: 4/1,000

*Retail or Office Space*

2008 CURRENT TENANT ROSTER



PORTFOLIO NAILS  
DESERT HEARING CENTER  
CIGARETTES 4 LESS  
SKYLANE CLEANERS

For more information,  
contact:

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Senior Associate

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**COLDWELL  
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# 4448 EAST MAIN STREET • MESA, ARIZONA

**FRY'S  
FOOD & DRUG CENTER  
110,000 SF**

**VACANT SPACE**

## 2008 DEMOGRAPHICS (EST.)

1 MILE	17,492
3 MILES	122,456
5 MILES	328,495

## 2008 AVERAGE HOUSEHOLD INCOME (EST.)

1 MILE	\$51,606
3 MILES	\$62,741
5 MILES	\$68,937



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