

Copper Bell Plaza

NEC of Southern Ave. & Stapley Rd, Mesa, AZ



Exclusively
Marketed By:

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SHOP SPACE RATES: \$10 - \$12 Per SF + NNN's

Shop Space Available: **+3,200 SF; +4,860 SF; +8,060 SF Freestanding Building**

Co - Tenants: Filiberto's, Uniform's

Center Size: 16,500 Square feet

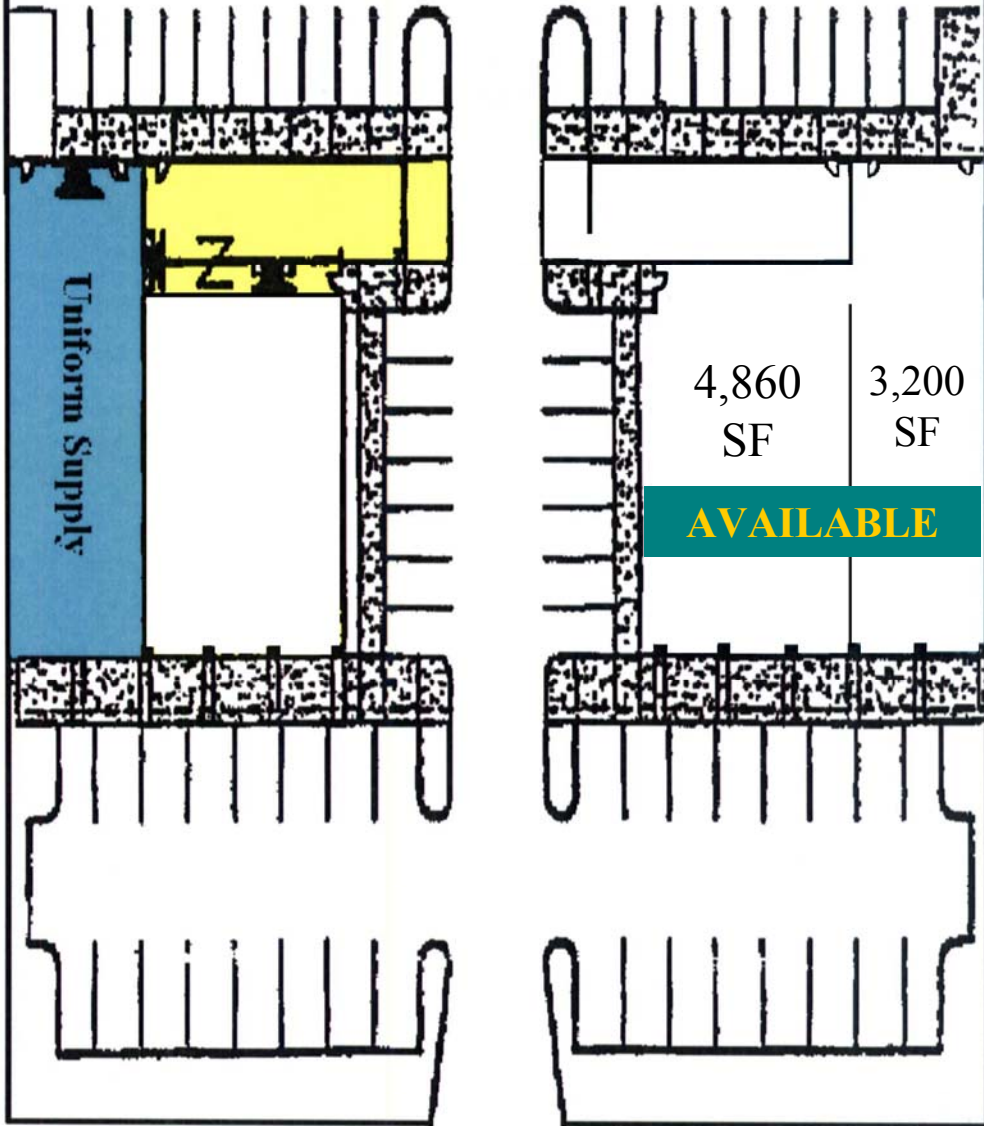
| <u>Demographics:</u> | <u>One Mile</u> | <u>Three Mile</u> | <u>Five Mile</u> |
|----------------------|-----------------|-------------------|------------------|
| Population 2004 | 19,860 | 164,975 | 425,132 |
| Avg. HH Income | \$52,244 | \$54,476 | \$59,473 |

| <u>Traffic Counts:</u> | <u>Southern Ave</u> | <u>Stapley Road</u> |
|------------------------|---------------------|---------------------|
| | 38,200 VPD | 32,600 VPD |

Property Highlights:

- Located on Soutehrnrn which is the dominant east/west street for this trade area.
- Great retail space with easy access to the US-60.
- Rare freestanding building with ample parking.
- Huge Monument Signage Available.**

Site Plan



Southern Avenue