



Former 7-Eleven Available

2810 East Baseline Road | NEC Baseline Road & Lindsay Road | Mesa, Arizona

Cassidy
Turley/BRE
Commercial



Property Summary

- Former 7-Eleven Convenience Store
- Zoned C-2. City of Mesa
- ±22,499 SF Total Site with ±2,585 SF Building
- Great Ingress/Egress from Both Baseline Road and Lindsay Road
- Strong Infill Location
- Highly Visible on Hard Corner
- Perfect Location for Single Tenant Retail

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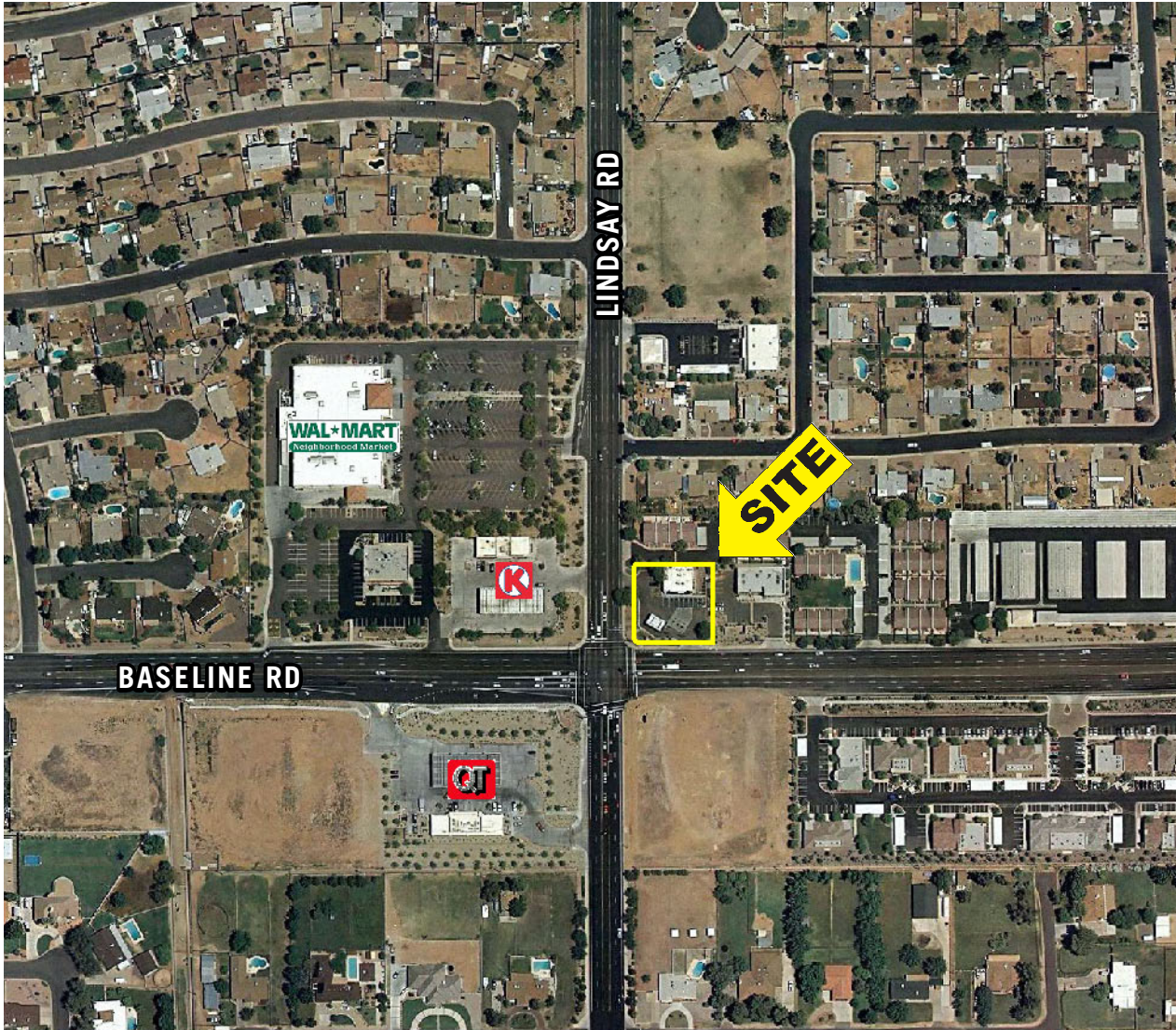
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Demographics *

- Population 2010

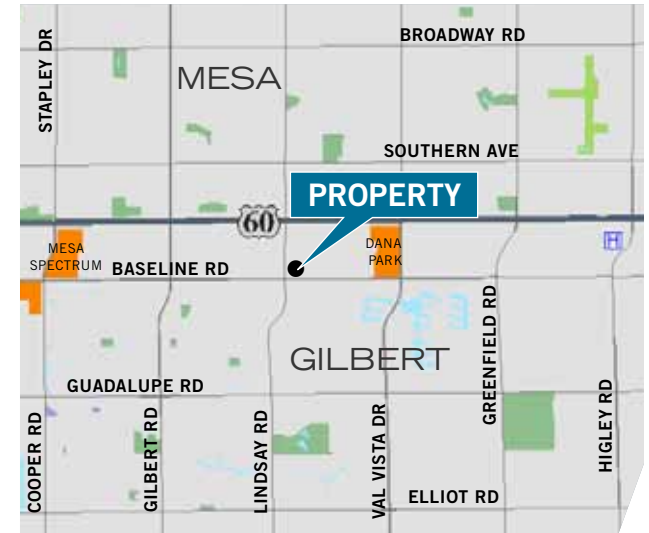
1 Mile	3 Miles	5 Miles
16,546	149,113	383,593
- Average Household Income

1 Mile	3 Miles	5 Miles
\$81,359	\$76,056	\$78,546

Traffic Counts **

- North/South on Lindsay Road - 24,700/23,073 VPD
- East/West on Baseline Road - 26,200/31,200 VPD

* Source: ESRI ** Source: City of Mesa, 2011



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