



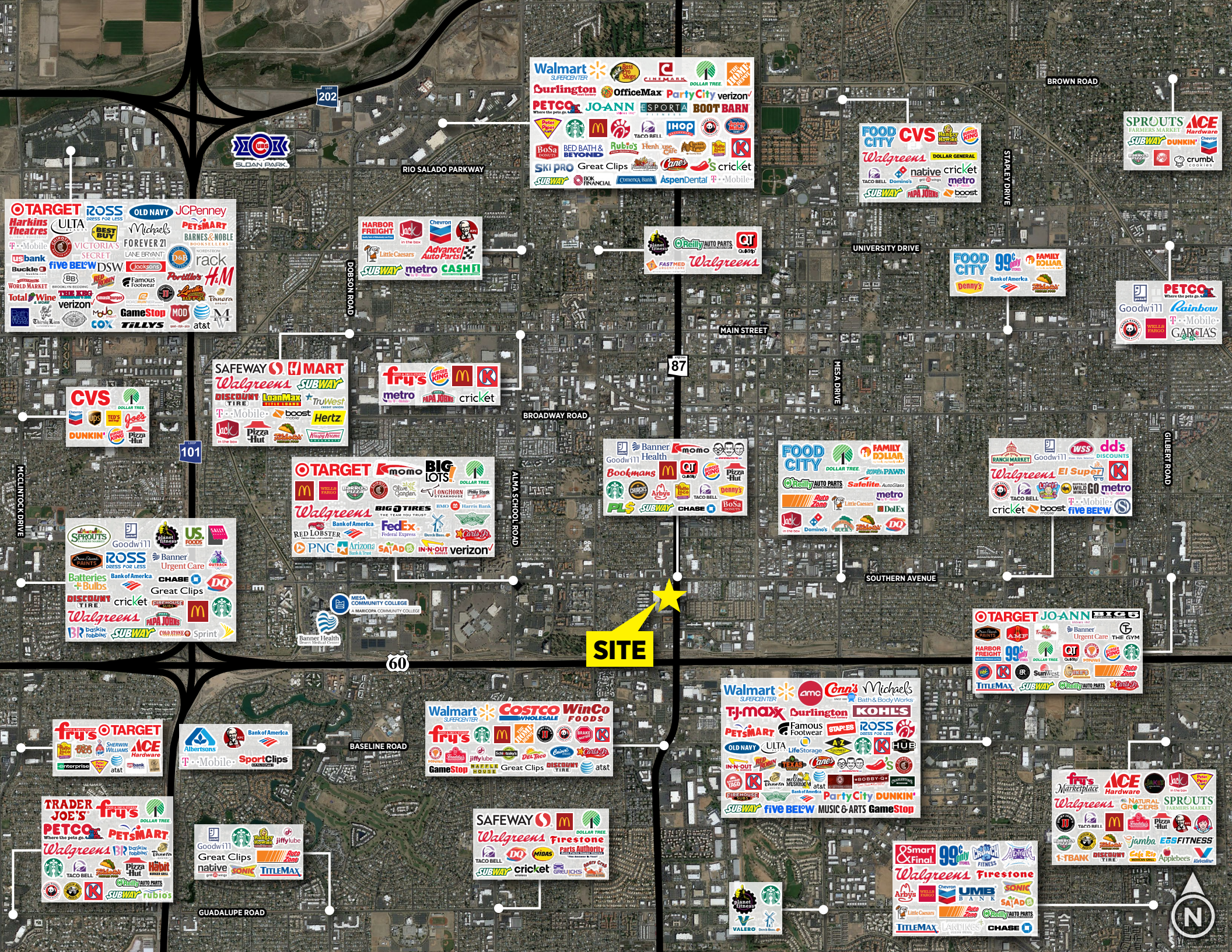
FORMER BANK WITH DRIVE THRU FOR SALE

SWC COUNTRY CLUB DRIVE & SOUTHERN AVENUE | MESA, AZ

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SITE

Target
Harkins Theatres
T-Mobile
US Bank
Buckle Up
World Market
Total Wine
Verizon
COX
TILLYS
at&t

ROSS
DRESS FOR LESS
BEST BUY
VICTORIA'S SECRET
five BE'W
DSW
Famous Footwear
GameStop
MOD
at&t

OLD NAVY
JCPenney
PETS MART
BARNES & NOBLE
BOOKSELLERS
rack
H&M

SAFeway
Walgreens
SUBWAY
DISCOUNT TIRE
LoanMax
TrueWest
T-Mobile
boost
Hertz

Target
momo
BIG LOTS
DOLLAR TREE
McDonald's
Wendy's
Waffle House
Longhorn Steakhouse
Philly Steak
Walgreens
Bank of America
FedEx
PNC
Arizona
SAAD
IN-N-OUT
verizon

fray's
Target
ACE Hardware
Interprete
at&t

Albertsons
Bank of America
T-Mobile
SportClips

TRADER JOE'S
fray's
PETCO
PETS MART
Walgreens
BR
Basikin
Tobacco
Starbucks
TACO BELL
Pizza Hut
Habit
Subway
Rubio's

Goodwill
Great Clips
native
SONIC
TITLEMAX

Walmart
Costco
WinCo
fray's
McDonald's
Wendy's
Waffle House
Longhorn Steakhouse
Philly Steak
Walgreens
Bank of America
FedEx
PNC
Arizona
SAAD
IN-N-OUT
verizon

SAFeway
McDonald's
Walgreens
Firesone
Parts Authority
DO
MIDAS
cricket
GREYHOUND

Walmart
Burlington
OfficeMax
Party City
verizon
PETCO
JO-ANN
ESPORTA
BOOT BARN
Starbucks
McDonald's
IHOP
TACO BELL
BoSa
Bed Bath & Beyond
Rubio's
Henk's
Great Clips
cricket
SKI PRO
Subway
Bank Financial
Citibank
Aspen Dental
T-Mobile

O'Reilly Auto Parts
Walgreens
FAST

FOOD CITY
CVS
Walgreens
DOLLAR GENERAL
TACO BELL
Domino's
native
cricket
metro
SUBWAY
PAPA JOHN'S
boost

FOOD CITY
99¢
Family Dollar
Bank of America
Walgreens
Subway

SPROUTS
ACE Hardware
SUBWAY
DUNKIN'
crumbl

PETCO
Goodwill
Rainbow
T-Mobile
GARCIA'S

Banner Health
Goodwill
Bookmans
McDonald's
Wendy's
Waffle House
Longhorn Steakhouse
Philly Steak
Walgreens
Bank of America
FedEx
PNC
Arizona
SAAD
IN-N-OUT
verizon

FOOD CITY
DOLLAR TREE
Family Dollar
Walgreens
Subway
Chase
BoSa

WSS
DISCOUNTS
Walgreens
El Super
TACO BELL
cricket
boost
five BE'W

Target
JO-ANN
Harbor Freight
99¢
DOLLAR TREE
Walgreens
Subway
O'Reilly Auto Parts
Cricket

Walmart
Costco
WinCo
fray's
McDonald's
Wendy's
Waffle House
Longhorn Steakhouse
Philly Steak
Walgreens
Bank of America
FedEx
PNC
Arizona
SAAD
IN-N-OUT
verizon

Smart Final
99¢
Walgreens
Firesone
Arby's
Little Caesars
UMB Bank
SAAD
O'Reilly Auto Parts
Chase

fray's
ACE Hardware
Walgreens
Natural Grocers
SPROUTS
McDonald's
Jamba
E55 FITNESS
1-BANK
DISCOUNT TIRE
Cafe Rio
Applebees
Red Lobster

Site Plan



Property Features

- Approximately half a mile from US 60 with over $\pm 261,969$ vehicles per day
- Over 75,000 vehicles per day at the intersection with $\pm 28,196$ vehicles per day Southern Avenue and $\pm 47,691$ vehicles per day on Country Club Drive
- The population in a five-mile radius is $\pm 403,483$ (Source: ESRI)
- The site has a strong average household income of $\pm \$101,254$ per year within a five-mile radius (Source: ESRI)

Property Summary

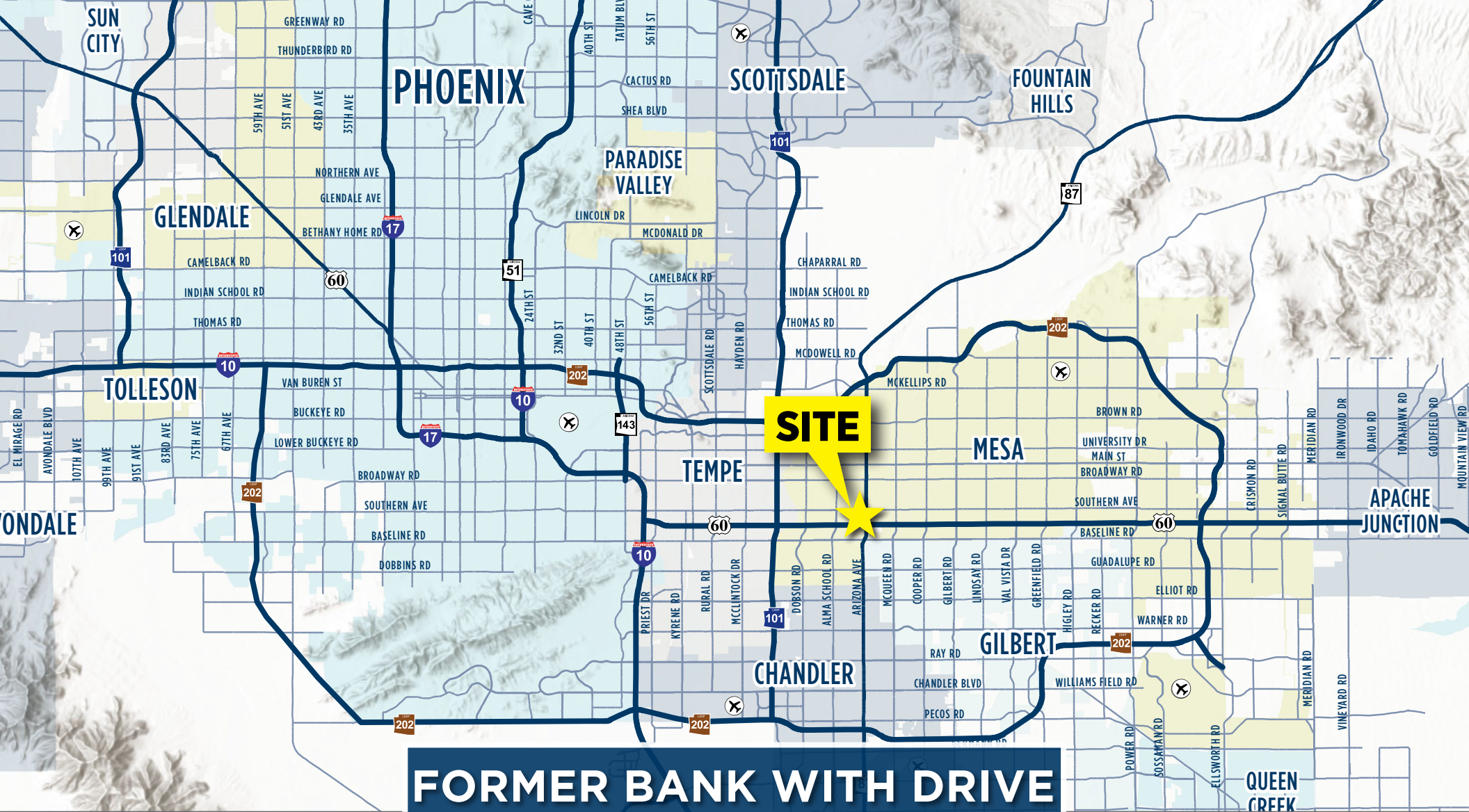
Address:	431 W Southern Ave, Mesa, AZ 85210
Building Size:	$\pm 6,749$ SF
Lot Size	± 0.92 AC
APN:	134-22-911
Year Built:	1973
Zoning:	C-G, City of Mesa

Demographics: **ESRI 2025*

	1 Mile	3 Mile	5 mile
Population	20,206	163,772	403,483
Average HH Income	7,784	63,757	161,088
Households	\$71,153	\$89,936	\$101,254

Traffic Counts: **COSTAR 2024*

NORTH ON COUNTRY CLUB DRIVE	$\pm 40,176$ VPD
SOUTH ON COUNTRY CLUB DRIVE	$\pm 47,691$ VPD
WEST ON SOUTHERN AVENUE	$\pm 27,993$ VPD
EAST ON SOUTHERN AVENUE	$\pm 28,196$ VPD



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