

**COPPER BELL PLAZA**  
NEC Southern & Stapley  
1232 E. Southern Ave, Mesa, AZ

**FOR LEASE**

1,445 SF Available

Retail/Office Space

Excellent Street Visibility

Densely Populated  
Trade Area

Established Retail  
Intersection

High Traffic Counts –  
Over 60K Vehicles Per Day

Huge Monument  
Signage Available

Convenient Access  
to US-60



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

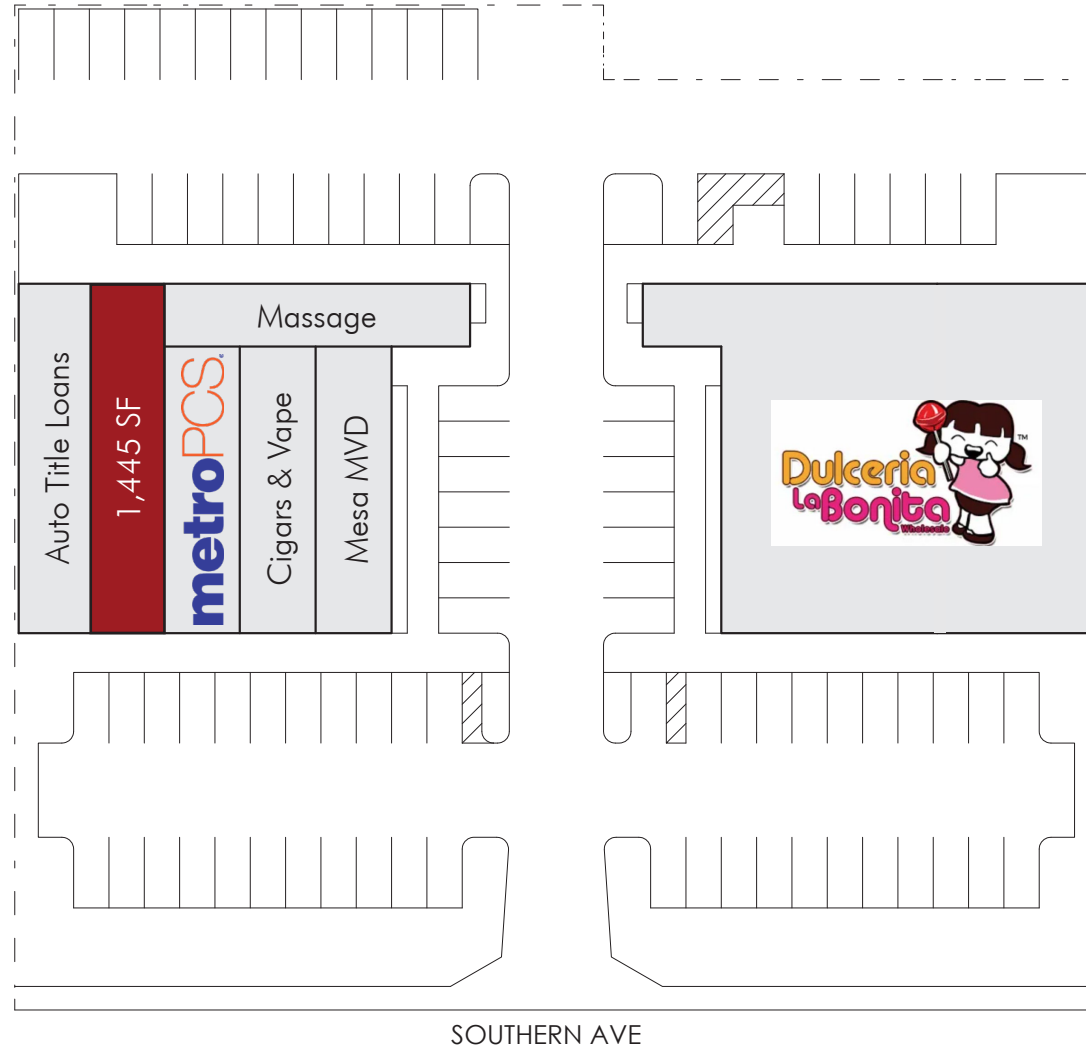
**KEVIN ROESSLER**

480.214.9425  
Kevin@RGcre.com

## AVAILABLE SUITES

Suite 2: 1,445 SF  
 Retail/Office Space

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## COPPER BELL PLAZA

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### DEMOGRAPHICS

(2022)

#### Population Estimates

|        |         |
|--------|---------|
| 1 Mile | 19,303  |
| 3 Mile | 170,695 |
| 5 Mile | 437,488 |

#### Households

|        |         |
|--------|---------|
| 1 Mile | 5,447   |
| 3 Mile | 59,499  |
| 5 Mile | 163,166 |

#### Average Household Income

|        |          |
|--------|----------|
| 1 Mile | \$70,154 |
| 3 Mile | \$71,495 |
| 5 Mile | \$79,244 |

### TRAFFIC COUNT

(2022)

|              |            |
|--------------|------------|
| Southern Ave | 19,286 VPD |
| Stapley Rd   | 35,457 VPD |

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