



## PAD available in downtown Gilbert

- Great for medical or dental use
- Opportunity for a freestanding building
- Approved for drive-thru and for vehicle sales and rental and vehicle equipment sales
- Zoned GC, Gilbert



### For further information

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# Property overview

**PAD available**  
538 S Gilbert Road



Approximately one-acre PAD located in front of the Gilbert Professional Center. Gilbert Professional Center hosts an excellent roster of tenants including: Board and Brush, Hair by Tiffany, The Little Gym, Curves, Cat clinic/ veterinarian, and a specialty school. The property also sits next to Angel Adult Day Center and the Sunrise Senior Care facility.

## Property overview

Sale price	\$1,400,000
PAD size	±1 acre (86'6" x 130' buildable area)
Zoning	G-C, Gilbert (Approved for drive-thru and motor vehicle sales/leasing)
Parking	Cross-parking easement

## Property highlights

- Ideal location with excellent frontage on Gilbert Road and situated just south of popular downtown Gilbert
- Strong visibility on Gilbert Road between Elliot and Warner Roads
- Dense population with high average household incomes
- Situated in front of the Gilbert Professional Center, which includes well-established tenants
- Next to Angel Adult Day Center and Sunrise Senior Care Facility

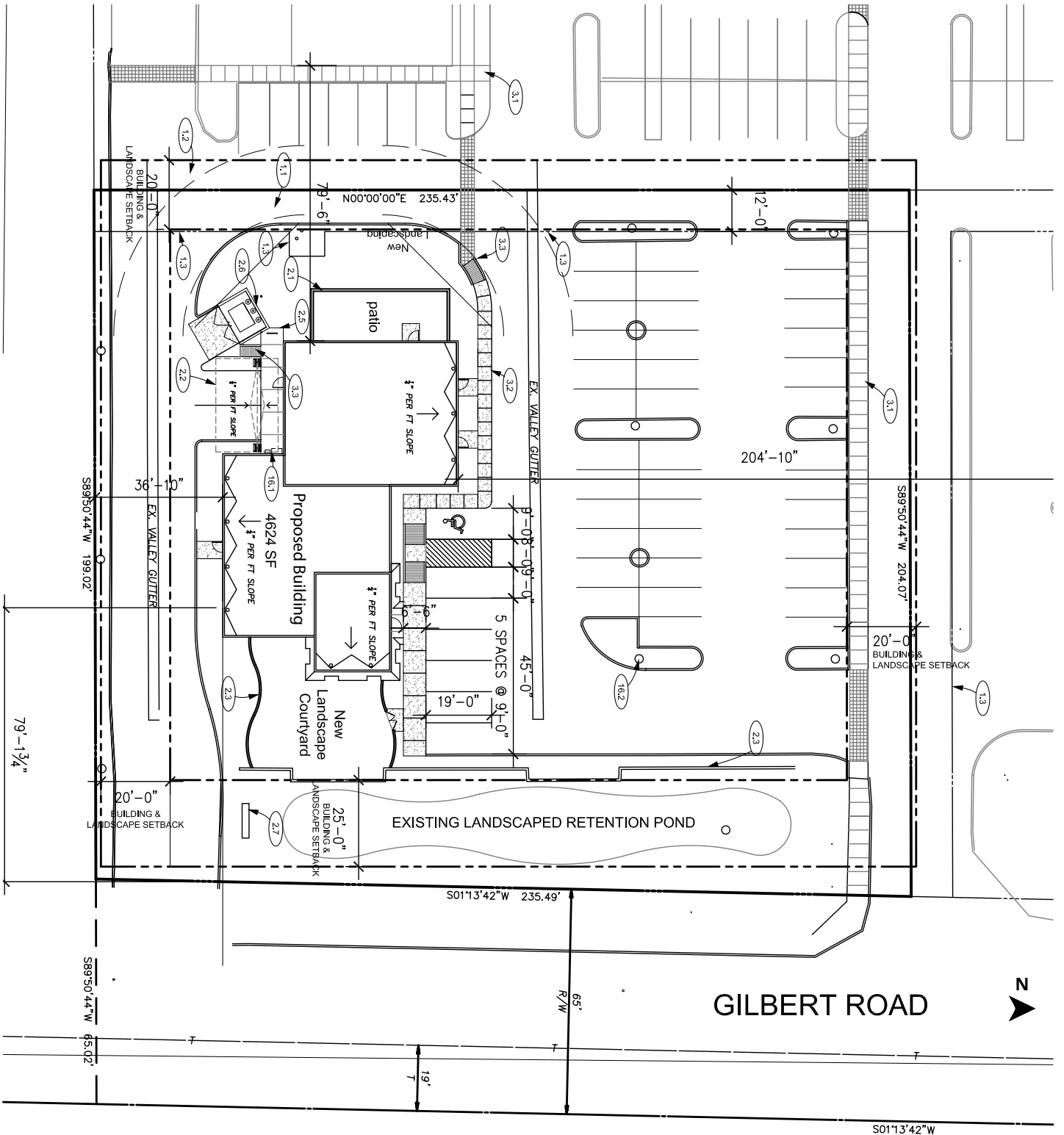
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# Proposed building plan

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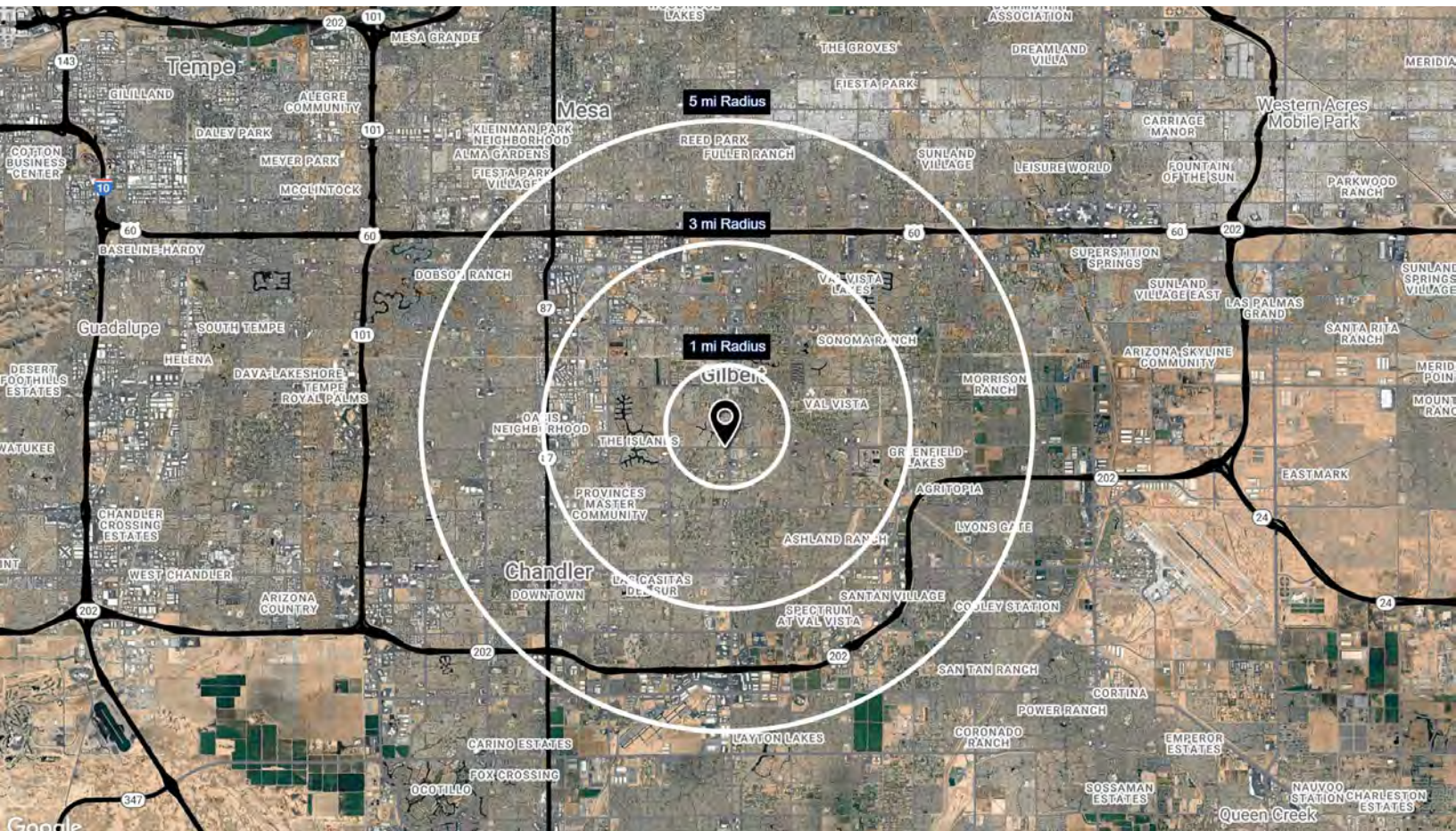
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# Demographics

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	1-mile	3-miles	5-miles
Population	15,606	123,281	365,062
Median age	35.5	37.4	36.5
Daytime employment	6,030	46,897	124,281
Avg. HH income	\$137,599	\$144,024	\$132,563
HH units	6,134	48,172	142,267

## Traffic counts

Gilbert Road	±24,449 cpd
Warner Road	±26,823 cpd

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