

# Newly Available ± 4,483 SF Space for Lease (All or Part)

NWC POWER RD & QUEEN CREEK RD | GILBERT, ARIZONA

Amazing Infill Opportunity



## HIGHLIGHTS

- ± 4,483 SF retail space for LEASE (all or part) Landlord will subdivide
- Ideal for gym (turn-key, fully furnished) or dental/medical office!
- Neighborhood retail strip in the heart of Power Ranch
- High end trade area with household incomes averaging \$153,634 within 1 mile
- Over 13,600 daytime employees within 3 miles
- 3 miles South of Phoenix-Mesa Gateway airport

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**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

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## DEMOGRAPHICS 2023

Source: Sites USA

### ESTIMATED POPULATION

|        |        |         |
|--------|--------|---------|
| 14,341 | 77,717 | 194,111 |
| 1 MI   | 3 MI   | 5 MI    |

### ESTIMATED HOUSEHOLDS

|       |        |        |
|-------|--------|--------|
| 4,764 | 24,424 | 61,874 |
| 1 MI  | 3 MI   | 5 MI   |

### AVERAGE HH INCOME

|           |           |           |
|-----------|-----------|-----------|
| \$153,634 | \$172,356 | \$158,772 |
| 1 MI      | 3 MI      | 5 MI      |

### TOTAL DAYTIME EMPLOYEES

|       |        |        |
|-------|--------|--------|
| 6,701 | 33,284 | 76,369 |
| 1 MI  | 3 MI   | 5 MI   |

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