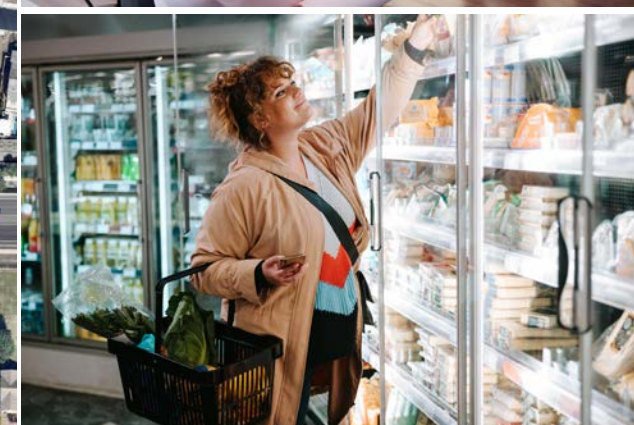




**GREENFIELD RD
& QUEEN CREEK RD**
Gilbert, AZ



property highlights

AVAILABLE: Pads and Shops

ZONING: CC

PRICING: Call for Pricing

property highlights

- New Construction: restaurant, drive-thru, and shop space available
- Signalized Intersection
- ±1,000 new homes planned and under construction in immediate trade area
- ±260,000 people within 5 miles
- Average household income ±\$180,000
- The median age is in the low-to-mid 30s, typically a strong consumer demographic for dining, entertainment, and convenience services.
- The area is part of a broader Gilbert/Queen Creek growth corridor experiencing strong residential construction and suburban expansion.

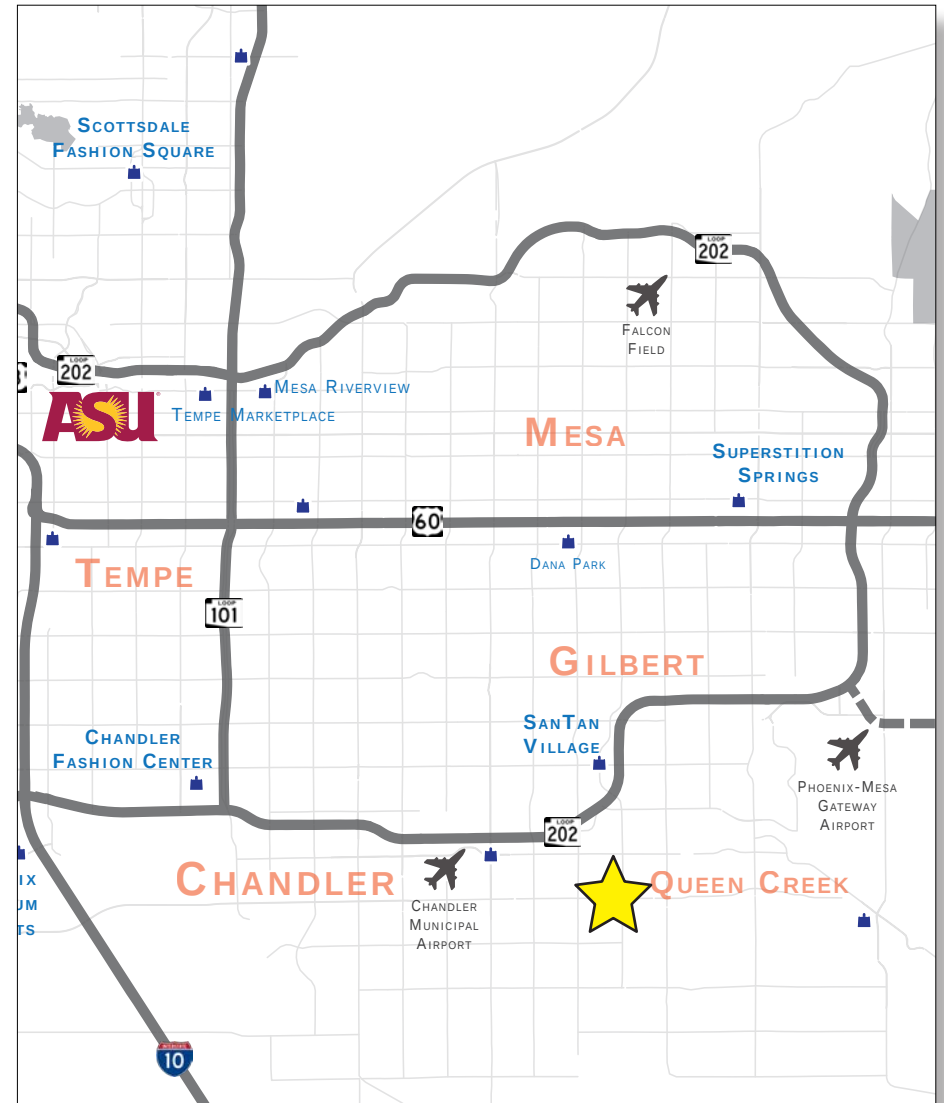
nearby tenants



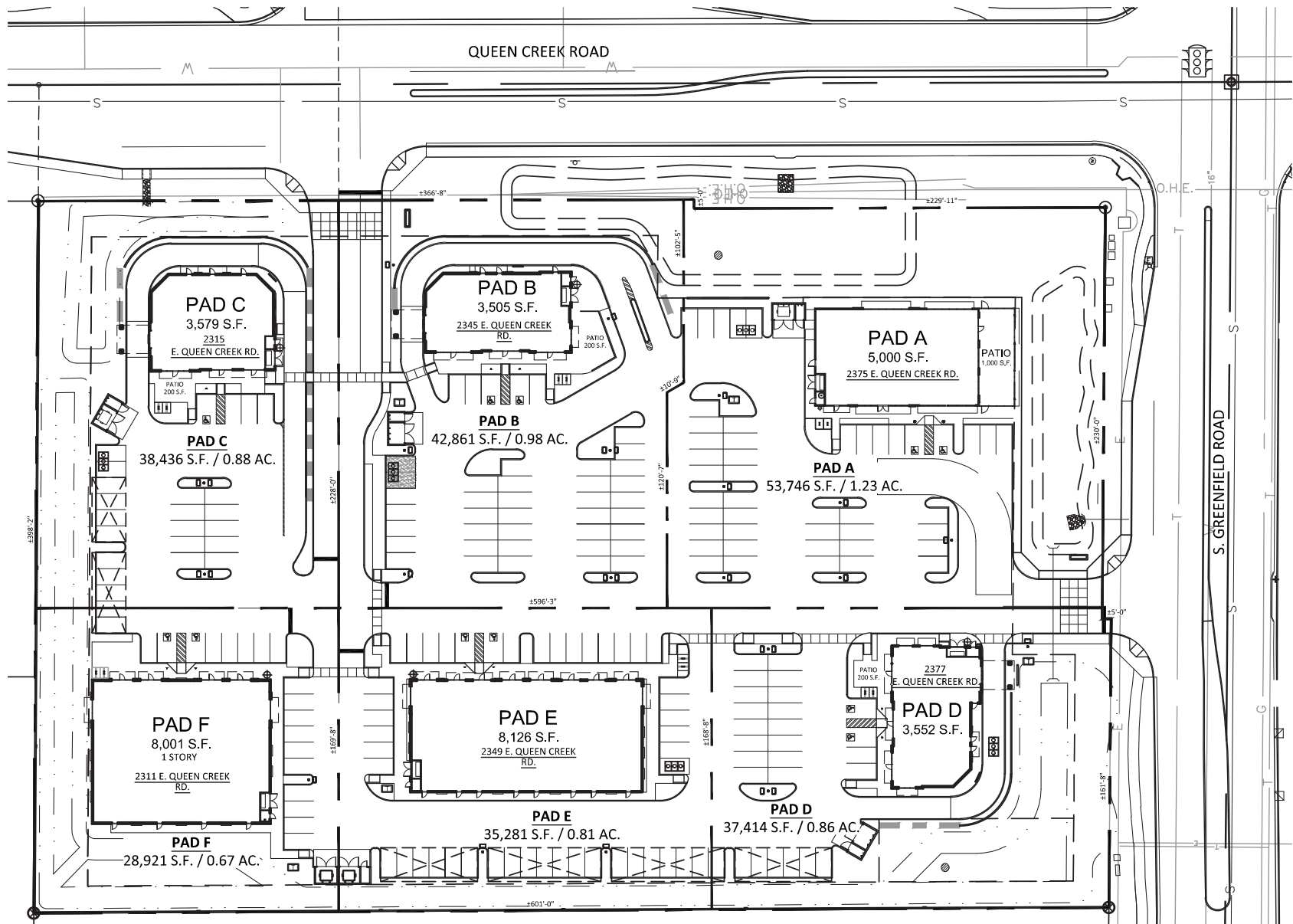
traffic count

ADOT 2024

Greenfield Rd		Queen Creek Ave	
N	±15,245 VPD (NB & SB)	E	±18,757 VPD (EB & WB)
S	±9,004 VPD (NB & SB)	W	±18,297 VPD (EB & WB)



site plan

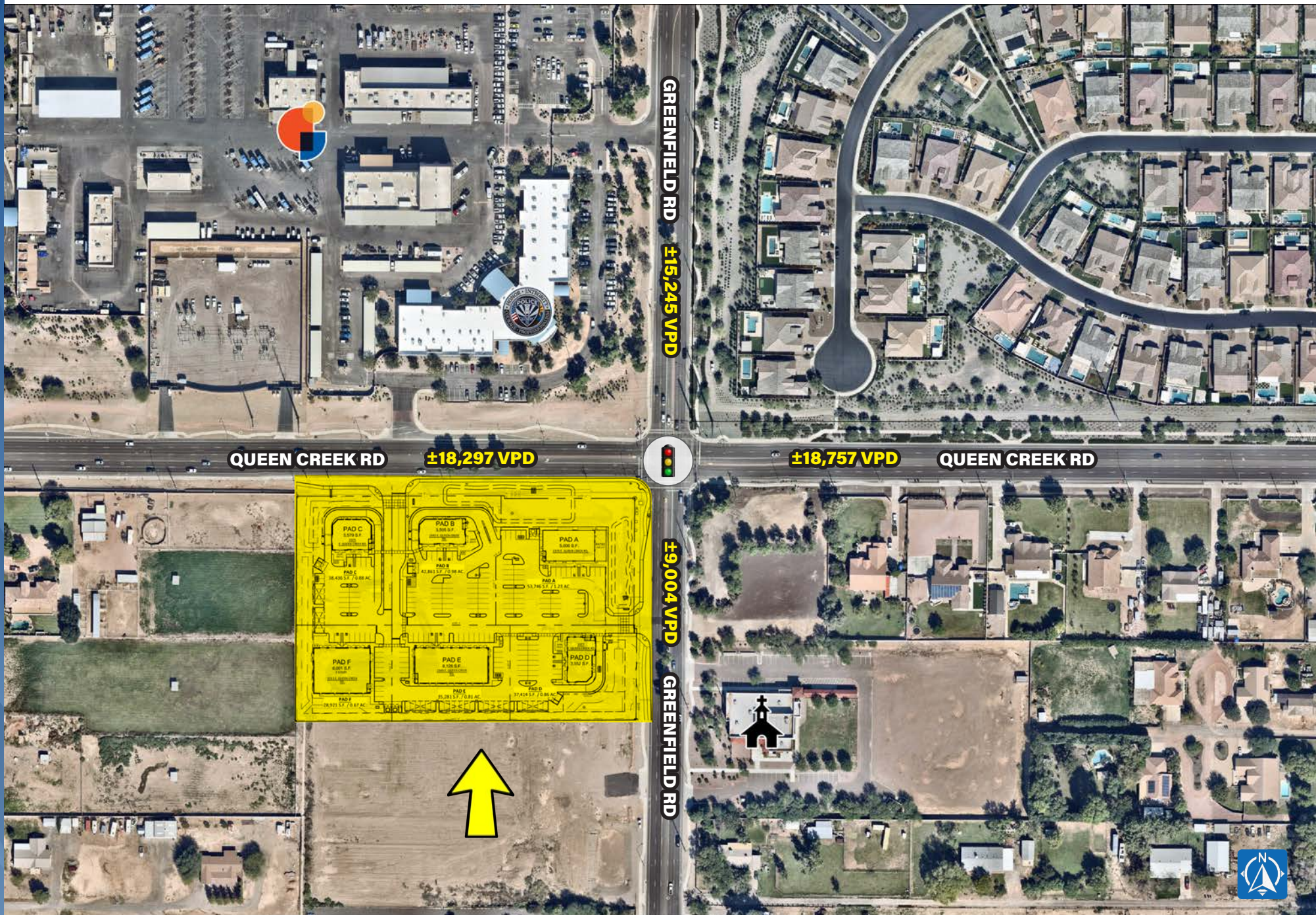


1 PRELIMINARY SITE PLAN
SCALE: 1" = 60'-0"



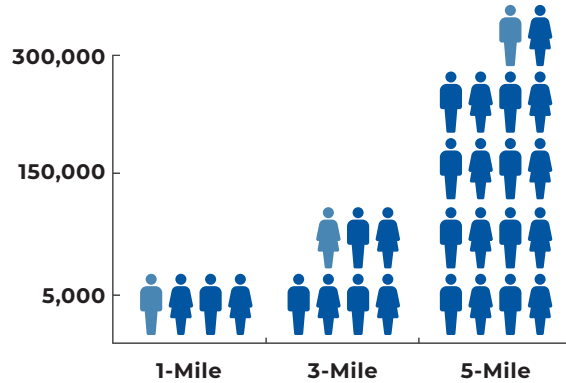


zoom aerial

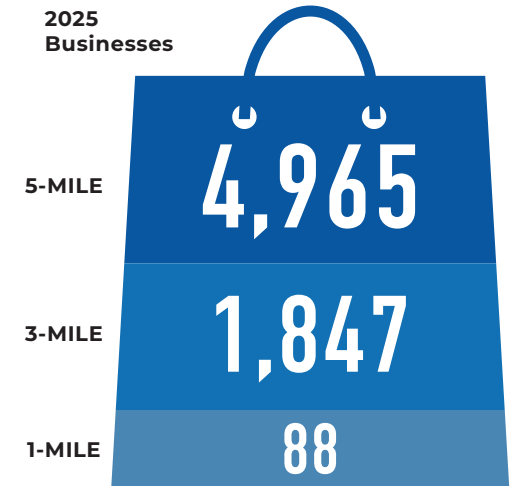
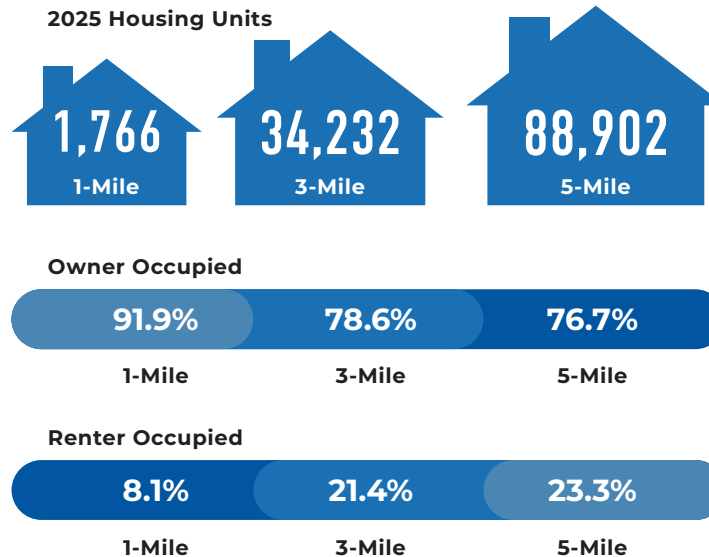
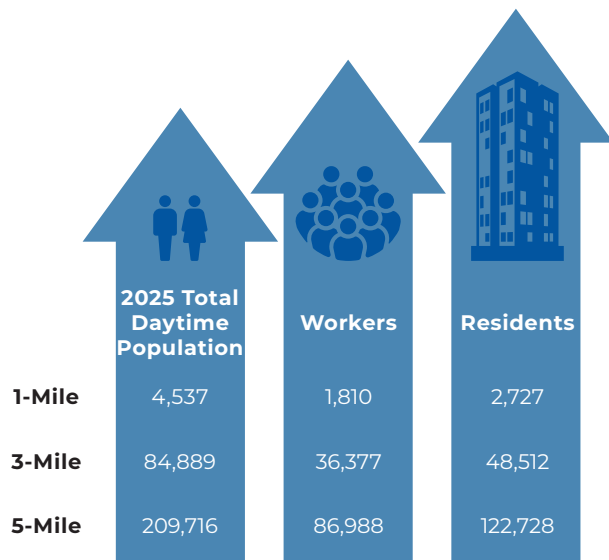
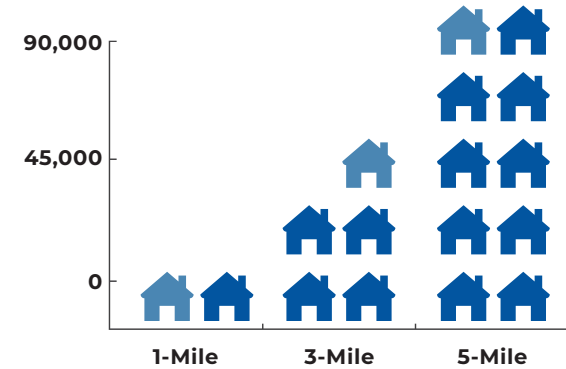


demographics overview

ESRI 2025



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$165,612	\$199,578	\$56,959
3-Mile	\$155,939	\$188,475	\$60,265
5-Mile	\$146,700	\$179,143	\$58,507





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