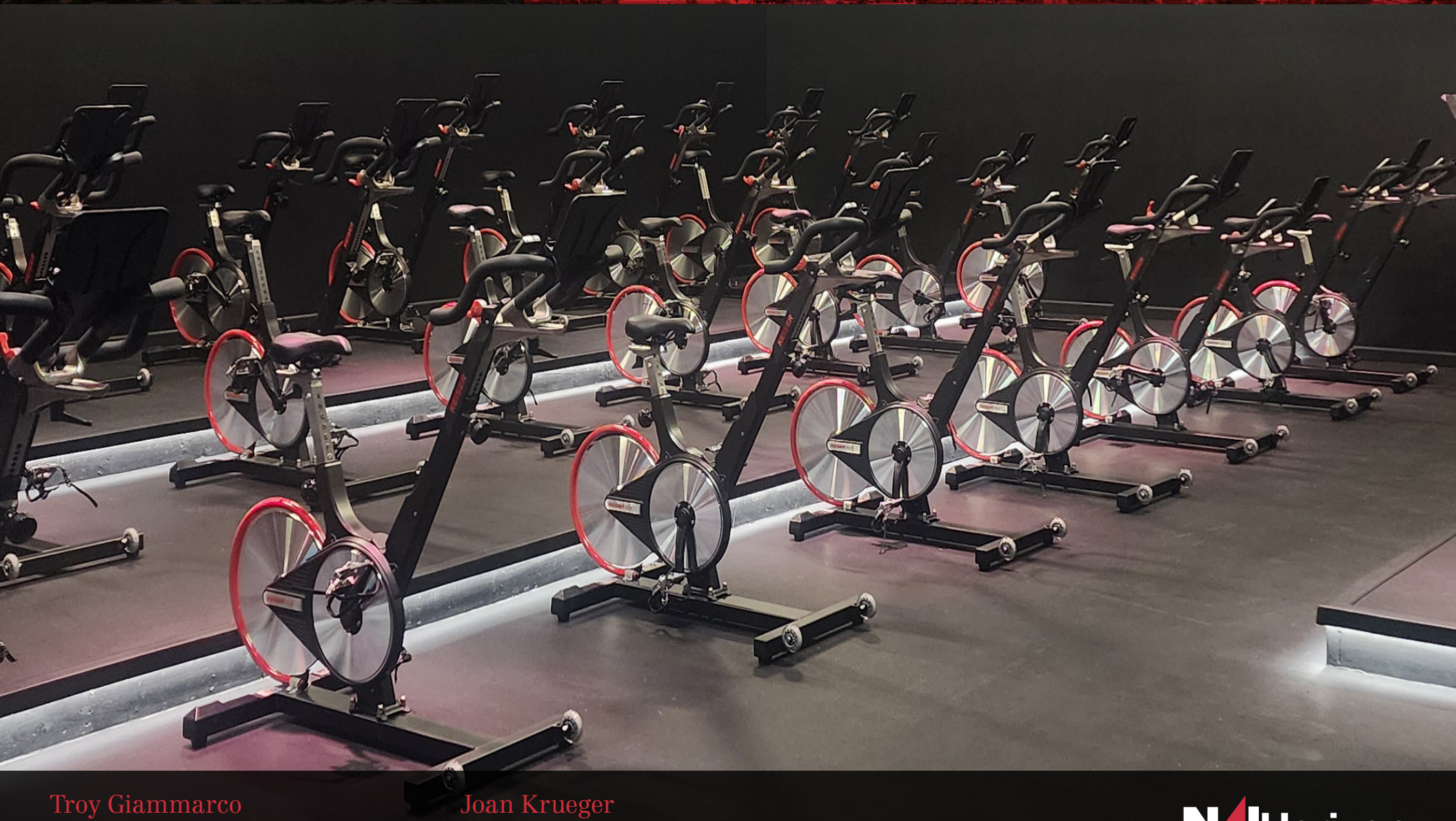


Turn-key Training Facility  
in the Heart of Gilbert

# Gilbert Boutique Fitness

±2,012 SF | \$45 PSF NNN | AVAILABLE FOR SUBLEASE



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2944 N 44th St, Suite 200 Phoenix, AZ 85018  
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# Property Information



## Location Features

- Vibrant, growing area of Gilbert, AZ
- High Income Demographic
- Surrounded by mid and high density housing with more to come
- New commercial coming to the area
- Family oriented shopping, restaurants and events currently in the center

## Property Features

- Recently renovated with sleek, modern finishes
- Excellent street frontage and visibility
- Ample on-site parking
- Ideal for fitness and wellness tenants
- Two ADA-compliant restrooms with shower Facilities

Demographics	1 Mile	3 Miles	5 Miles
Population	12,237	107,671	315,496
Median Age	35.1	41.2	40.2
Average HH Income	\$141,433	\$124,179	\$117,798
Employed Population	6,897	53,090	161,493

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