



LOWE'S ANCHORED GROUND LEASE PAD



**HIGLEY RD &
QUEEN CREEK RD**
GILBERT, AZ



**Gordon
Brothers**



property summary

AVAILABLE

±34,893 SF

ZONING

GC

PRICING

CALL FOR PRICING

LOCATION HIGHLIGHTS

- » Lowe's anchored ground lease PAD opportunity.
- » PAD has prominent visibility on Higley Road and is aggressively priced.
- » Close proximity to Loop 202 and Santan Village.

NEARBY TENANTS



TRAFFIC COUNTS

Higley Rd

N ±27,591 VPD (NB & SB)

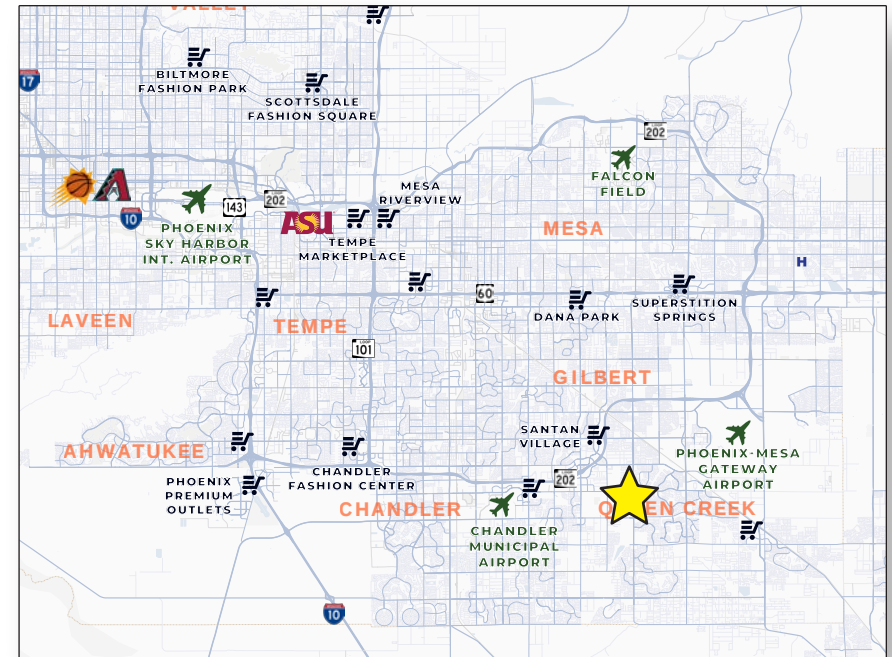
S ±28,463 VPD (NB & SB)

Queen Creek Rd

E ±17,957 VPD (EB & WB)

W ±22,944 VPD (EB & WB)

ADOT 2025

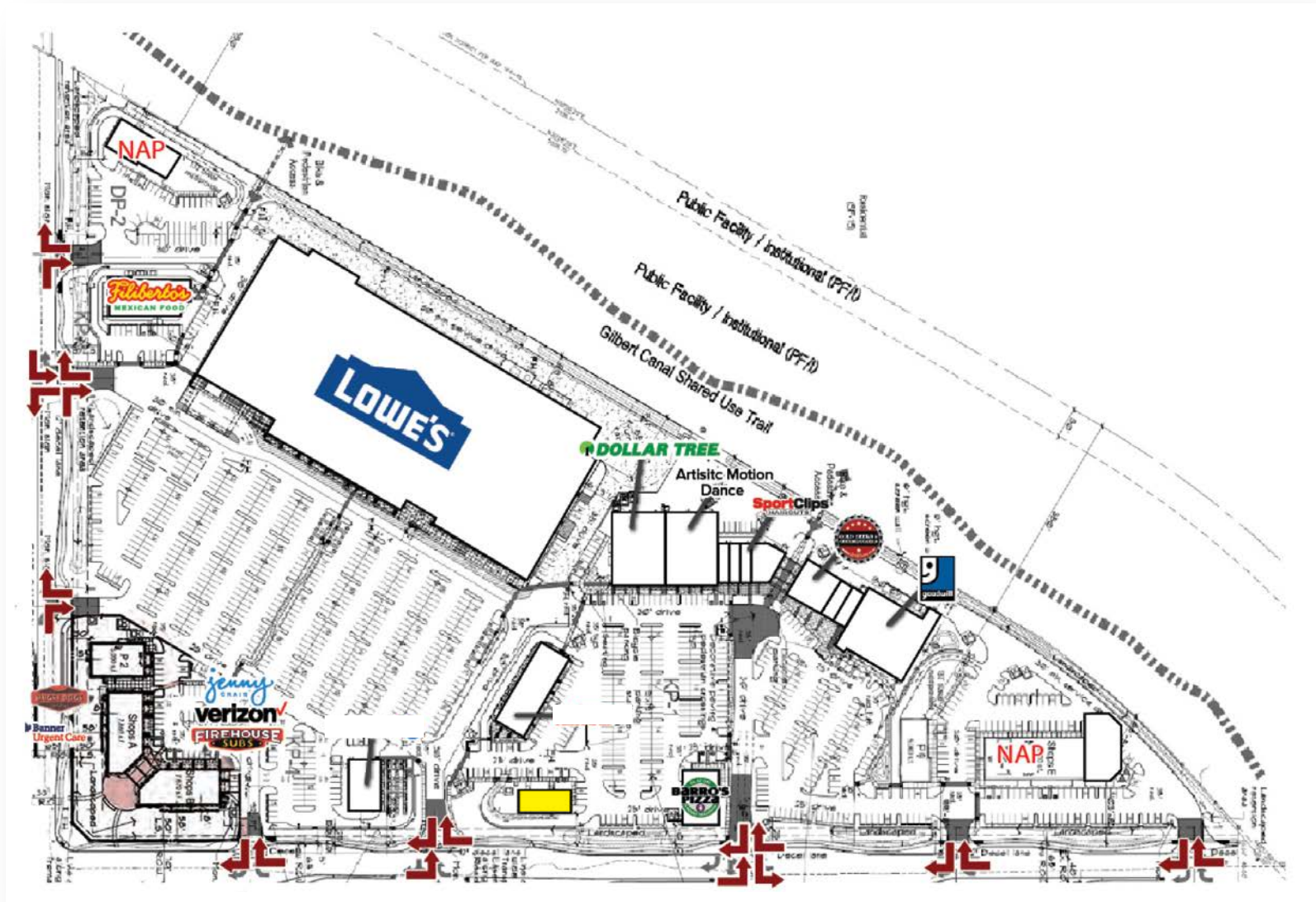


site plan

±22,944 VPD



QUEEN CREEK RD

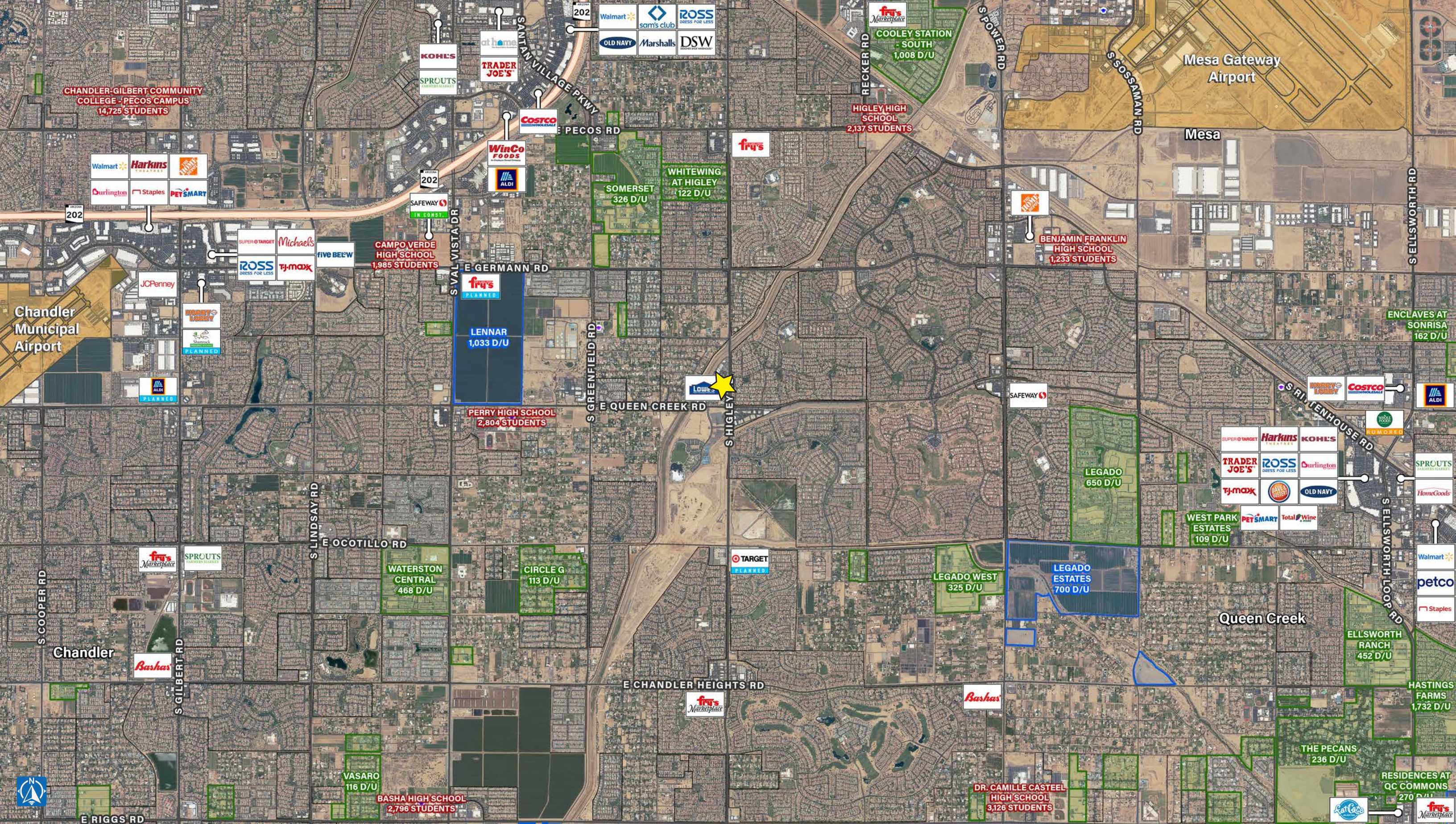


HIGLEY RD

±27,591 VPD







LOWE'S ANCHORED GROUND LEASE PAD

HIGLEY RD & QUEEN CREEK RD



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

1 MILE	7,170	2,133	5,037
3 MILE	76,877	28,372	48,505
5 MILE	201,762	87,467	114,295

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

1 MILE	\$175,613	\$204,272	\$58,940
3 MILE	\$153,396	\$184,894	\$57,638
5 MILE	\$146,552	\$180,772	\$57,779

2025 HOUSING UNITS



3,073

32,101

79,329

1 MILE

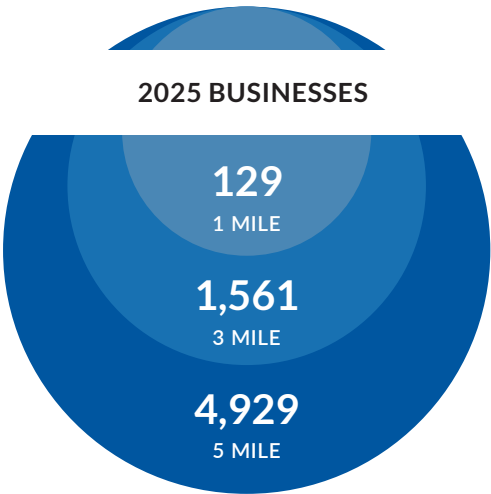
3 MILE

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



129

1 MILE

1,561

3 MILE

4,929

5 MILE



1 MILE

3 MILE

5 MILE

2025 POPULATION

10,583

98,489

237,108

2030 POPULATION

11,031

102,100

251,905



1 MILE

3 MILE

5 MILE

2025 HOUSEHOLDS

3,011

30,663

75,623

2030 HOUSEHOLDS

3,163

31,920

80,908



co-listing broker

Lance Umble

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**Gordon
Brothers®**



PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

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