



SUBJECT
PALMER ST

E CHANDLER HEIGHTS RD ±31,971 VPD

±31,972 VPD

SHIGLEY RD
±31,970 VPD
±31,969 VPD

NEW PAD AVAILABLE ON HIGLEY

NNEC - Chandler Heights Rd & Higley Rd
Gilbert, Arizona

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



NEW PAD AVAILABLE ON HIGLEY

NNEC - Chandler Heights Rd & Higley Rd
Gilbert, Arizona



36,400 SF DRIVE THRU PAD

Property Highlights

- Fantastic infill opportunity within the Seville and Marbella master-planned communities in Gilbert.
- Median HH Incomes are over \$112,000 within a 3 mile radius.
- Site is located just south of newly developed Gilbert Regional Park
- Strong daytime population with over 50,000 persons within a 3 mile radius. Located near Basha High School (2,400 students) and Dr Camille Casteal High School (2,900 students).

Traffic Counts

Chandler Heights Rd	31,970 CPD
Higley Rd	31,969 CPD
Total	31,511 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	12,413	63,035	167,206
Estimated Households	3,788	19,454	52,734
Med Household Income	\$198,458	\$183,292	\$179,128
Daytime Population	1,358	7,594	27,179

Source: SitesUSA

Nearby Tenants



Brian Gast
602.682.8155
brian.gast@velocityretail.com

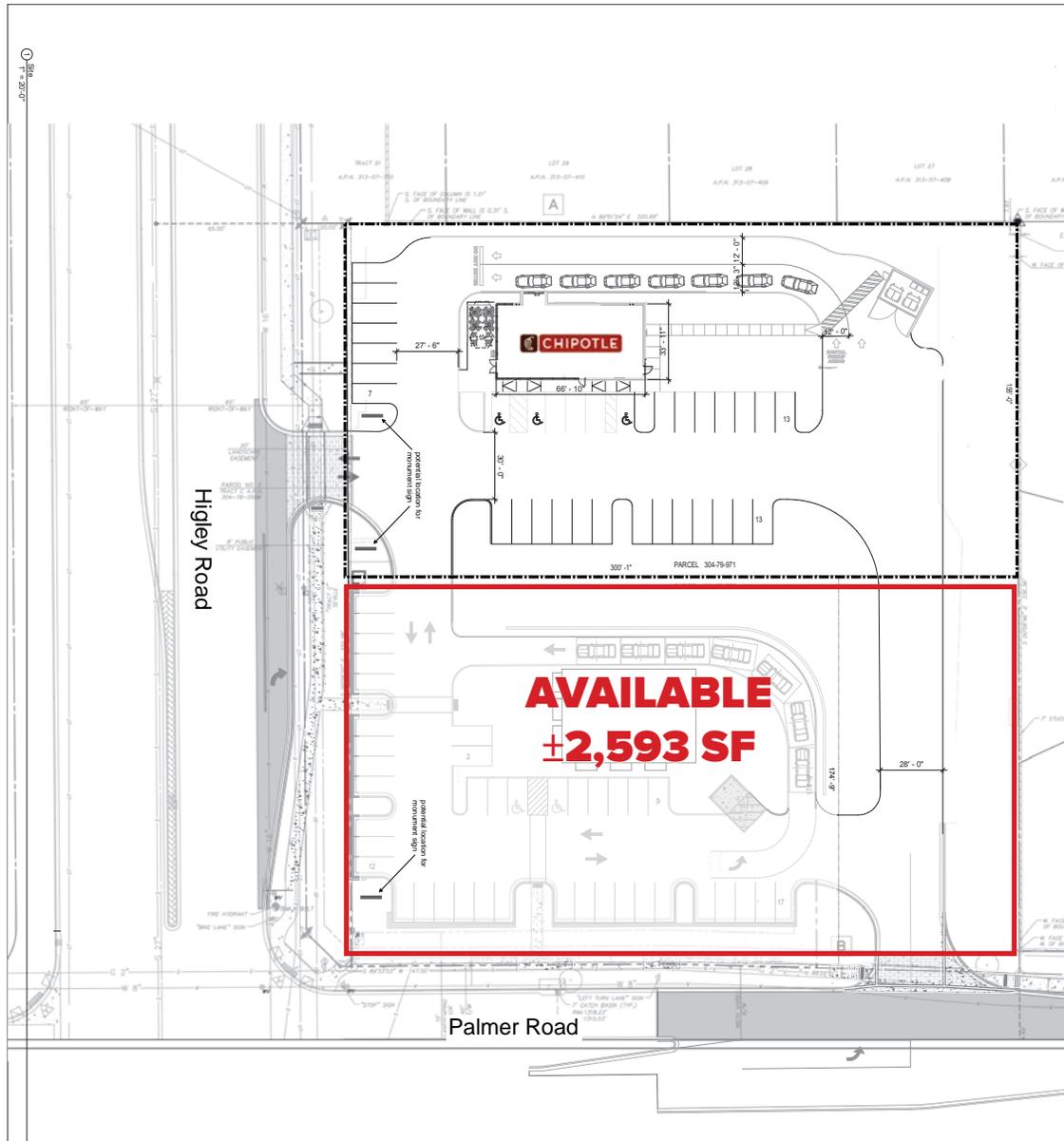
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CONCEPTUAL SITE PLAN



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DEMOGRAPHICS



2023 POPULATION

1 MILE: 12,413
3 MILES: 63,035
5 MILES: 167,206



MEDIAN HOUSEHOLD INCOME

1 MILE: \$198,458
3 MILES: \$183,292
5 MILES: \$179,128



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 1.6%
3 MILES: 1.9%
5 MILES: 2.3%



TOTAL BUSINESSES

1 MILE: 329
3 MILES: 1,694
5 MILES: 5,311



2022 TOTAL HOUSEHOLDS

1 MILE: 3,788
3 MILES: 19,454
5 MILES: 52,734



NUMBER OF EMPLOYEES

1 MILE: 1,358
3 MILES: 7,594
5 MILES: 27,179



MEDIAN HOME VALUE

1 MILE: \$439,839
3 MILES: \$479,807
5 MILES: \$474,835



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**VELOCITY
RETAILGROUP**

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Richard Francis

602.682.8133
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