

IGNITE PREMIER OUTPARCEL ON GILBERT ROAD

COMMERCIAL
REAL ESTATE

2531 S. GILBERT RD | GILBERT, AZ

AVAILABLE FOR SALE OR LEASE: 1,795 SF OUTPARCEL



PROPERTY HIGHLIGHTS

- Brand new construction - Gray shell 1,800 SF building
- Billboard location along Gilbert Road, in a Fry's Anchored Center
- Average Household Incomes of \$147k+ within a 3-Mile Radius
- Close Proximity to Chandler-Gilbert Community College and Chandler Auto Mall
- 46,500+ Vehicles Per Day at the Intersection
- Surrounded by National Retailers Including Fry's, Circle K, AutoZone, KFC, and More
- The Gilbert Trade Area is Experiencing an Explosion of Growth - Awarded the "Best City For Business" in Recognition for its Pro-Business Initiatives and Ongoing Economic Development



AVERAGE HH INCOME
\$147,677 (3 mile radius)



POPULATION
121,787 (3 mile radius)



DAYTIME EMPLOYMENT
122,074 (3 mile radius)



TRAFFIC COUNTS
26,356 VPD on S Gilbert Rd &
20,260 VPD on Williams Field Rd

* Demographics ©ESRI 2025, AZDOT 2024

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Gilbert Fiesta

Best Donuts in AZ
BoSa DONUTS

Coffee & Smoothies
Auto Zone

peter piper pizza

KFC

MESQUITE
FRESH STREET MEX

Freddy's STEAKBURGERS

dogtopia

fruy's
FOOD STORES

U-HAUL

YOUR SIGN HERE

BR
Baskin Robbins

The UPS Store

ups

9ROUND
30 MIN KICKBOX FITNESS

FASTMED
URGENT CARE

SUBWAY

NEE
NEXT LEVEL FITNESS & MARTIAL ARTS

SUSHIYA
JAPANESE RESTAURANT

LEA BY bobabliss

COPPER STILL
WOODSHIRE GRILL

**FULL ACCESS
MOVEMENT**

26,356 VPD (24)

S Gilbert Rd



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,092	99,740	271,097
2020 Total Population	11,680	113,650	321,236
2020 Group Quarters	40	379	1,628
2025 Total Population	11,321	121,787	340,560
2025 Group Quarters	45	464	1,796
2030 Total Population	11,995	125,625	352,805
2025-2030 Annual Rate	1.16%	0.62%	0.71%
2025 Total Daytime Population	8,167	122,074	317,175
Workers	2,922	67,846	165,266
Residents	5,245	54,228	151,909
Household Summary			
2010 Households	3,763	33,792	92,927
2010 Average Household Size	2.94	2.94	2.91
2020 Total Households	4,021	40,174	111,418
2020 Average Household Size	2.89	2.82	2.87
2025 Households	4,033	44,379	120,926
2025 Average Household Size	2.80	2.73	2.80
2030 Households	4,259	46,244	126,610
2030 Average Household Size	2.81	2.71	2.77
2025-2030 Annual Rate	1.10%	0.83%	0.92%
2010 Families	2,900	25,419	68,473
2010 Average Family Size	3.35	3.37	3.37
2025 Families	3,030	31,466	87,018
2025 Average Family Size	3.23	3.20	3.26
2030 Families	3,232	32,748	90,926
2030 Average Family Size	3.21	3.16	3.23
2025-2030 Annual Rate	1.30%	0.80%	0.88%
Housing Unit Summary			
2020 Housing Units	4,187	42,246	116,700
Owner Occupied Housing Units	81.1%	63.2%	63.5%
Renter Occupied Housing Units	14.9%	31.9%	31.9%
Vacant Housing Units	4.3%	4.8%	4.5%
2025 Housing Units	4,157	46,565	126,413
Owner Occupied Housing Units	85.0%	63.3%	65.1%
Renter Occupied Housing Units	12.0%	32.0%	30.6%
Vacant Housing Units	3.0%	4.7%	4.3%
2030 Housing Units	4,425	48,529	132,604
Owner Occupied Housing Units	81.4%	63.9%	65.3%
Renter Occupied Housing Units	14.9%	31.4%	30.2%
Vacant Housing Units	3.8%	4.7%	4.5%
2025 Households by Income			
Household Income Base	4,033	44,378	120,925
<\$15,000	3.1%	3.7%	4.2%
\$15,000 - \$24,999	2.9%	2.2%	2.1%
\$25,000 - \$34,999	4.4%	3.2%	3.2%
\$35,000 - \$49,999	5.8%	7.4%	6.5%
\$50,000 - \$74,999	7.9%	12.5%	12.7%
\$75,000 - \$99,999	8.9%	11.7%	11.6%
\$100,000 - \$149,999	23.9%	21.5%	21.6%
\$150,000 - \$199,999	18.9%	15.5%	15.3%
\$200,000+	24.3%	22.2%	23.0%
Average Household Income	\$157,544	\$147,677	\$151,644

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