

**±7,000 SF BUILDING AVAILABLE**



# HIGLEY RD & QUEEN CREEK RD

GILBERT, AZ



# property summary

AVAILABLE	±7,000 SF
PRICING	Call for Rates
PARCEL NUMBER	304-60-985

## LOCATION HIGHLIGHTS

- Recently built ±7,000 SF freestanding building in high traffic Lowe's anchored center.
- Strong surrounding community with over ±98,000 people within 3-miles whose average income exceeds ±\$170,000.
- Strong employment area with over ±4,730 businesses within 5-miles.
- Building is strategically positioned at full movement ingress/egress point along Higley Rd.
- Excellent co-tenancy mix of national restaurants, retailers, and service providers.

## NEIGHBORING TENANTS



## TRAFFIC COUNTS

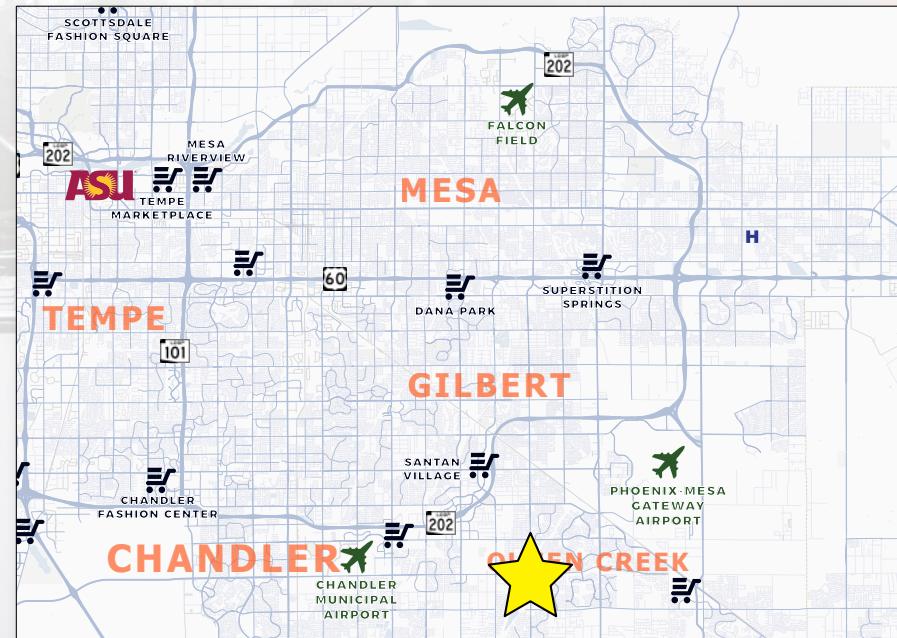
### HIGLEY RD

**N** ±29,455 VPD (NB & SB)  
**S** ±30,733 VPD (NB & SB)

### QUEEN CREEK RD

**E** ±16,496 VPD (EB & WB)  
**W** ±21,171 VPD (EB & WB)

INRIX 2023



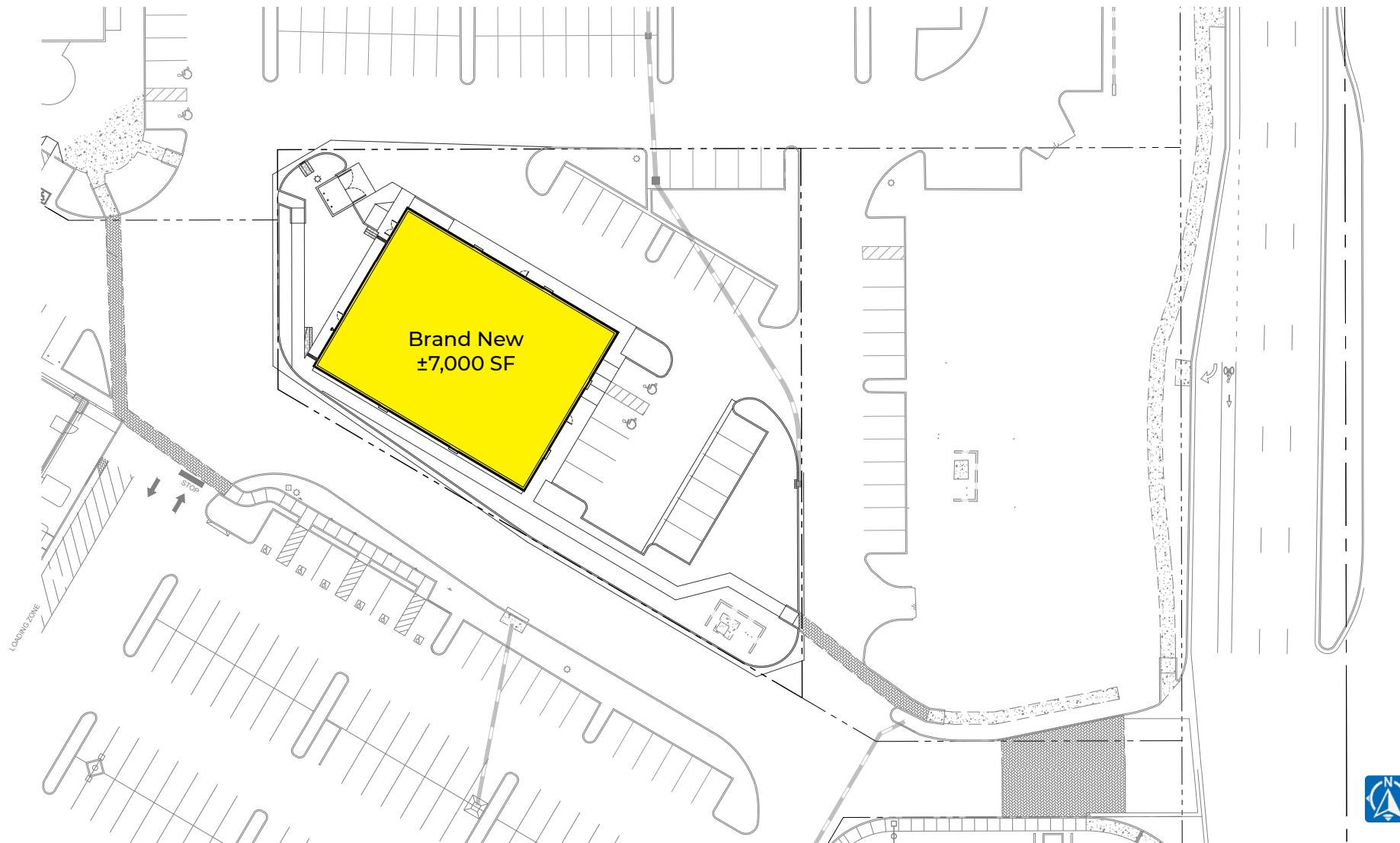
NWC

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# site plan



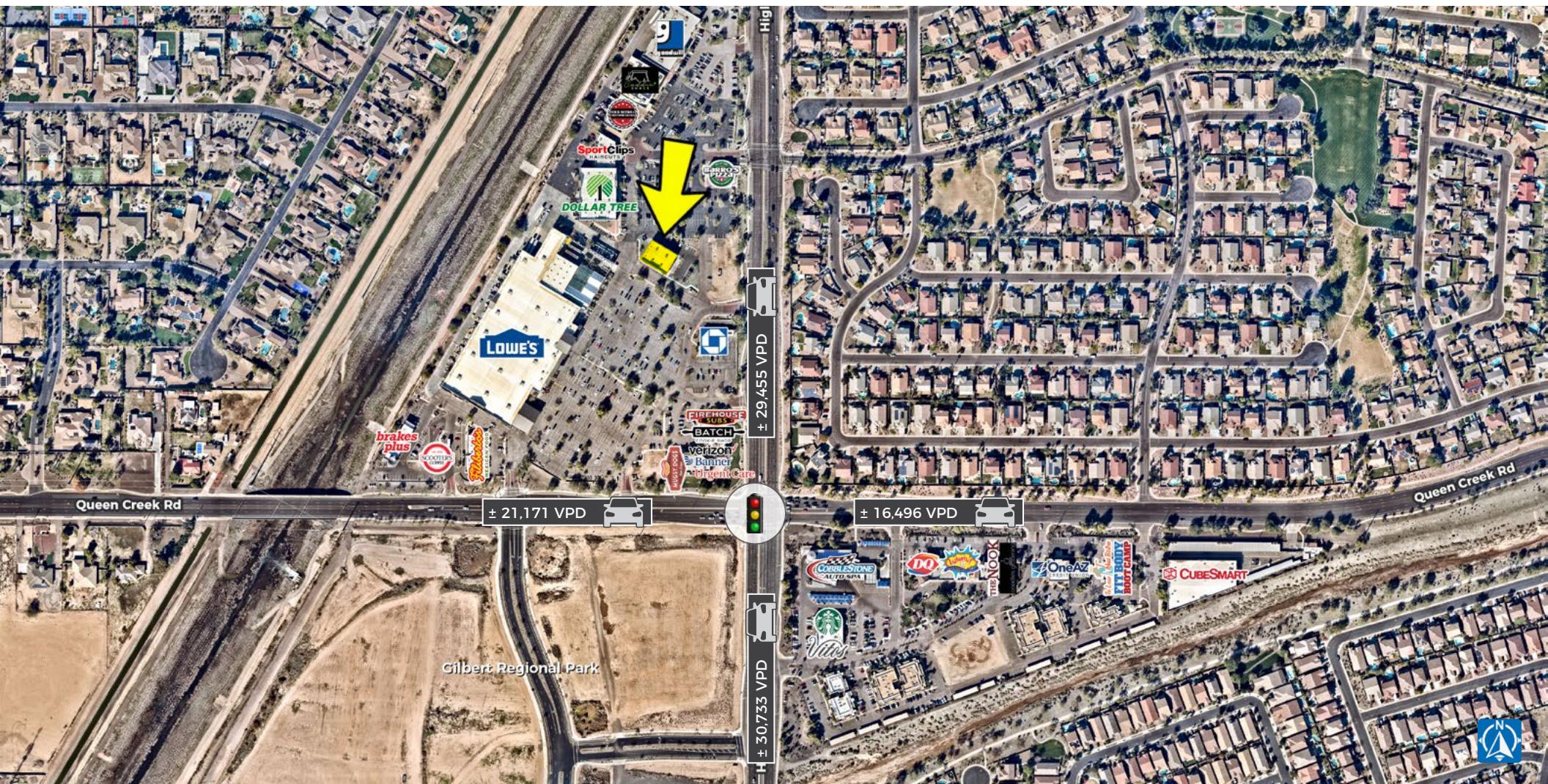
NWC

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# zoom aerial



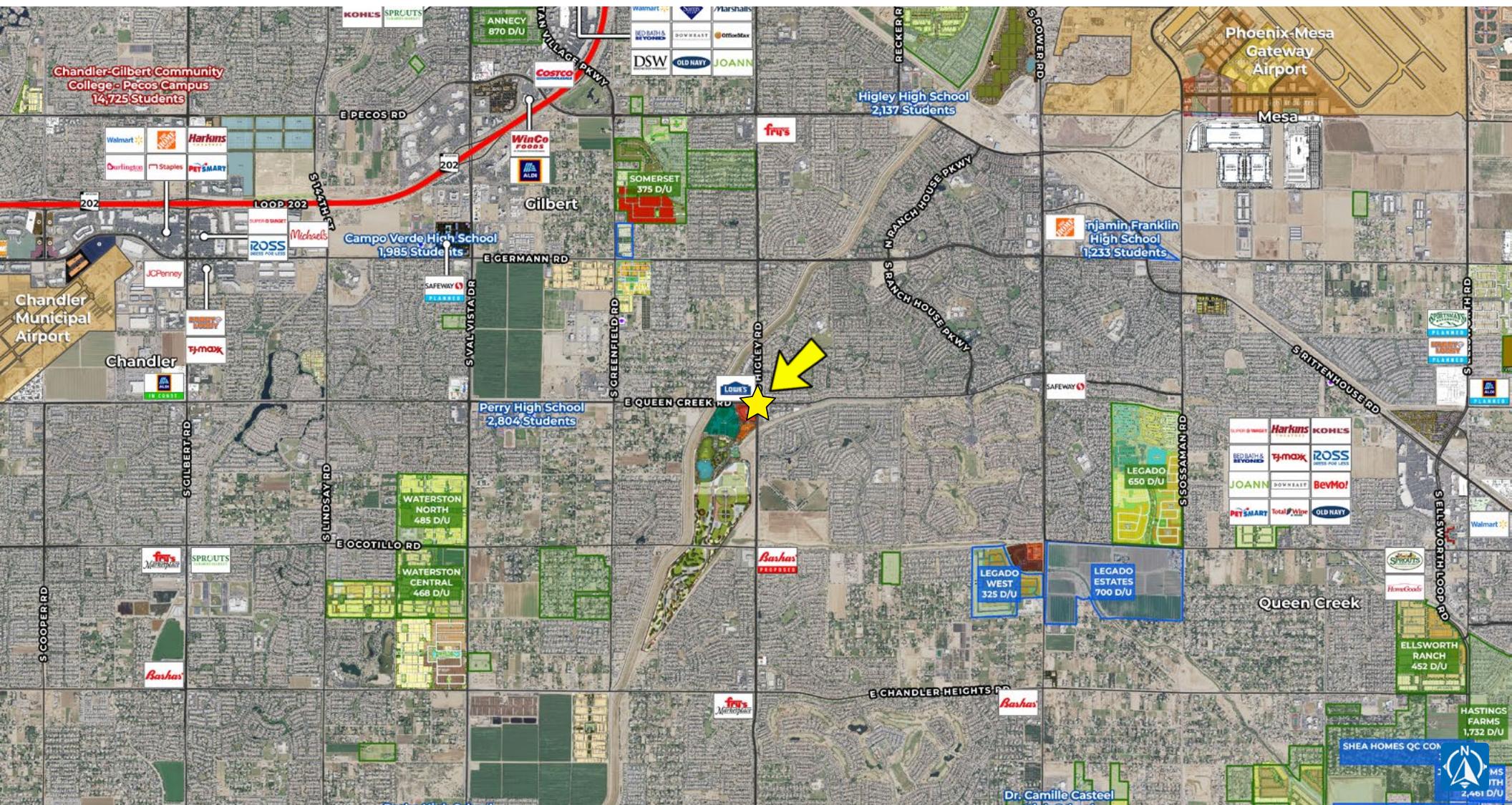
NWC

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# wide aerial



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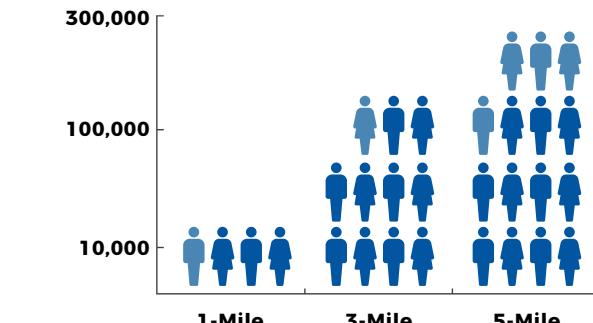
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# demographics

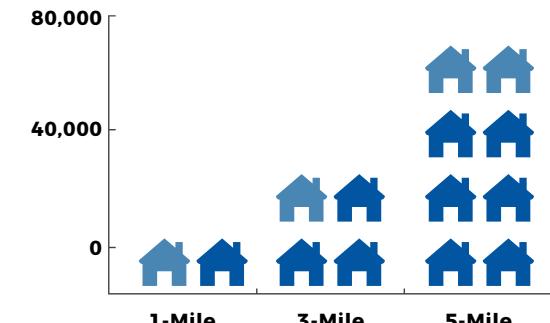
2024 ESRI



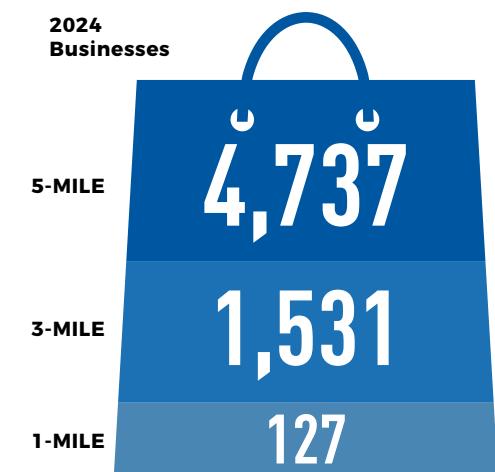
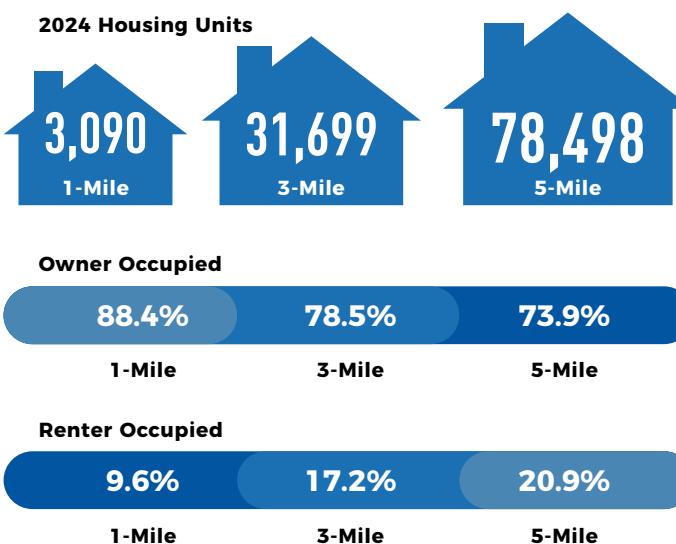
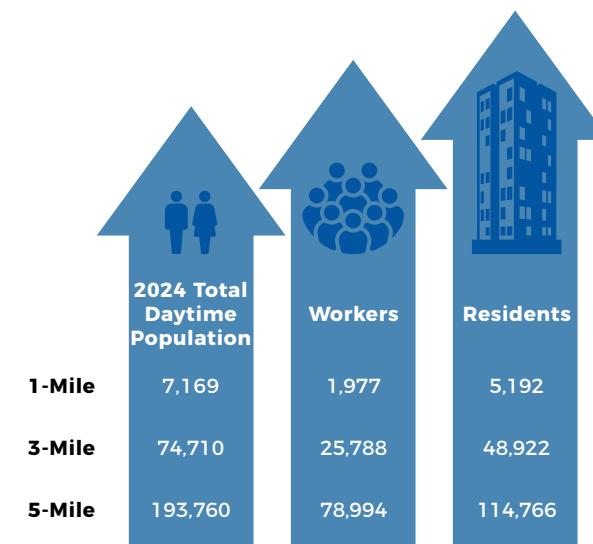
	2024 Total Population	2029 Total Population
2024 Total Population	10,712	11,072
2029 Total Population	98,107	101,680
	235,153	245,882



Distance	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$154,636	\$190,044	\$54,376
3-Mile	\$138,428	\$170,733	\$52,812
5-Mile	\$132,670	\$167,968	\$53,247



	2024 Households	2029 Households
2024 Households	3,028	3,176
2029 Households	30,336	31,792
1-Mile	74,435	78,893



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## EXCLUSIVELY LISTED BY:

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