

**±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

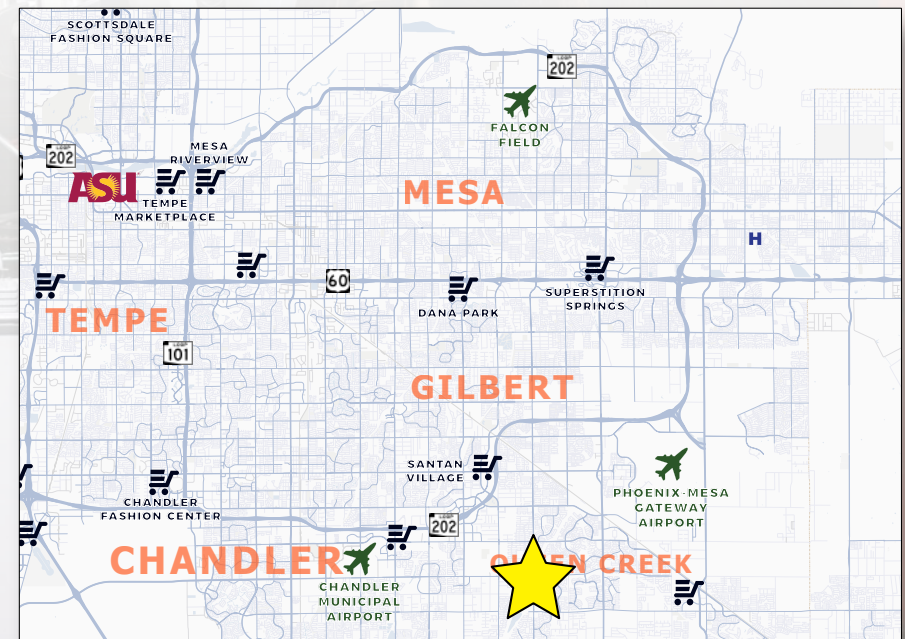
### HIGLEY RD

**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



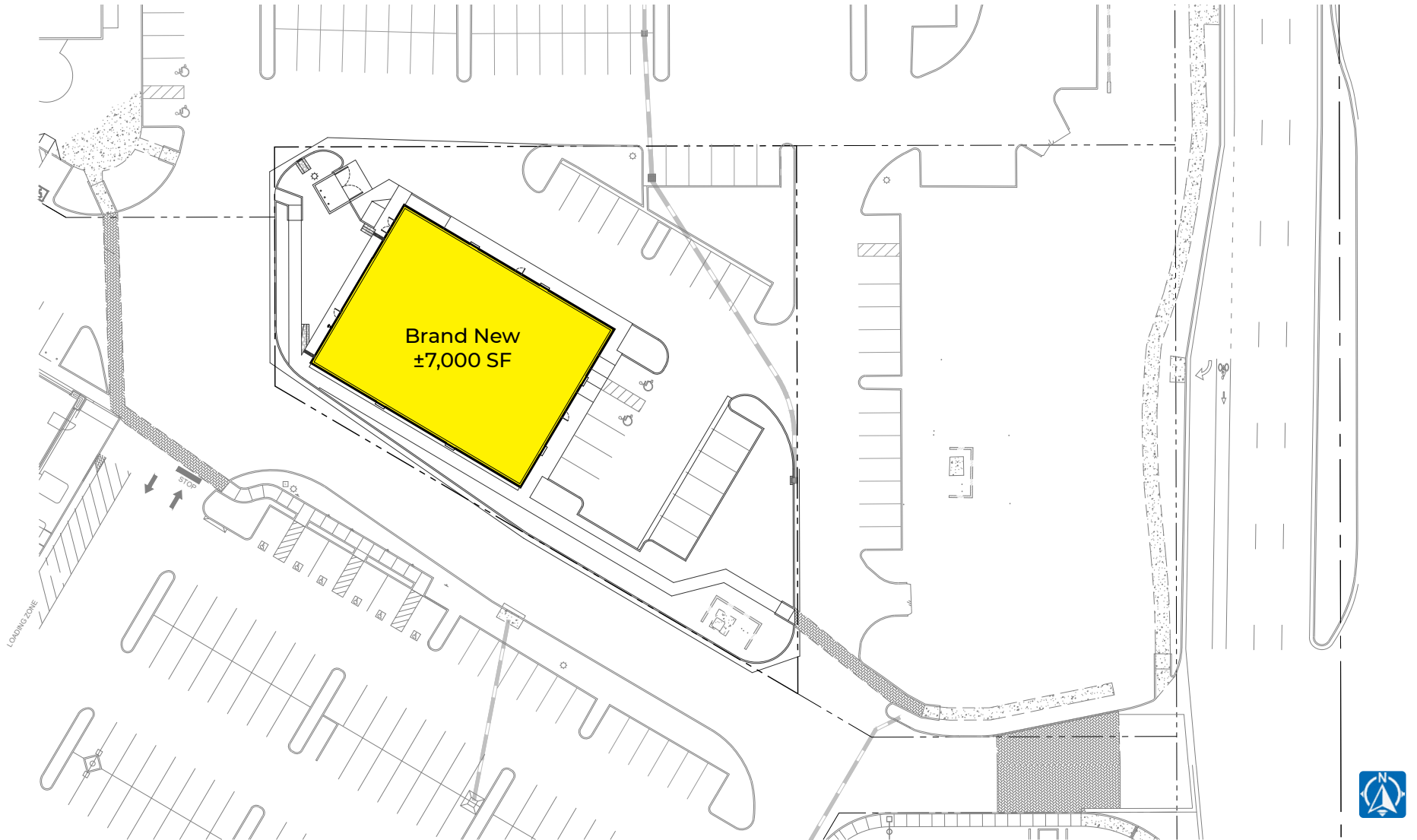
NWC

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# site plan



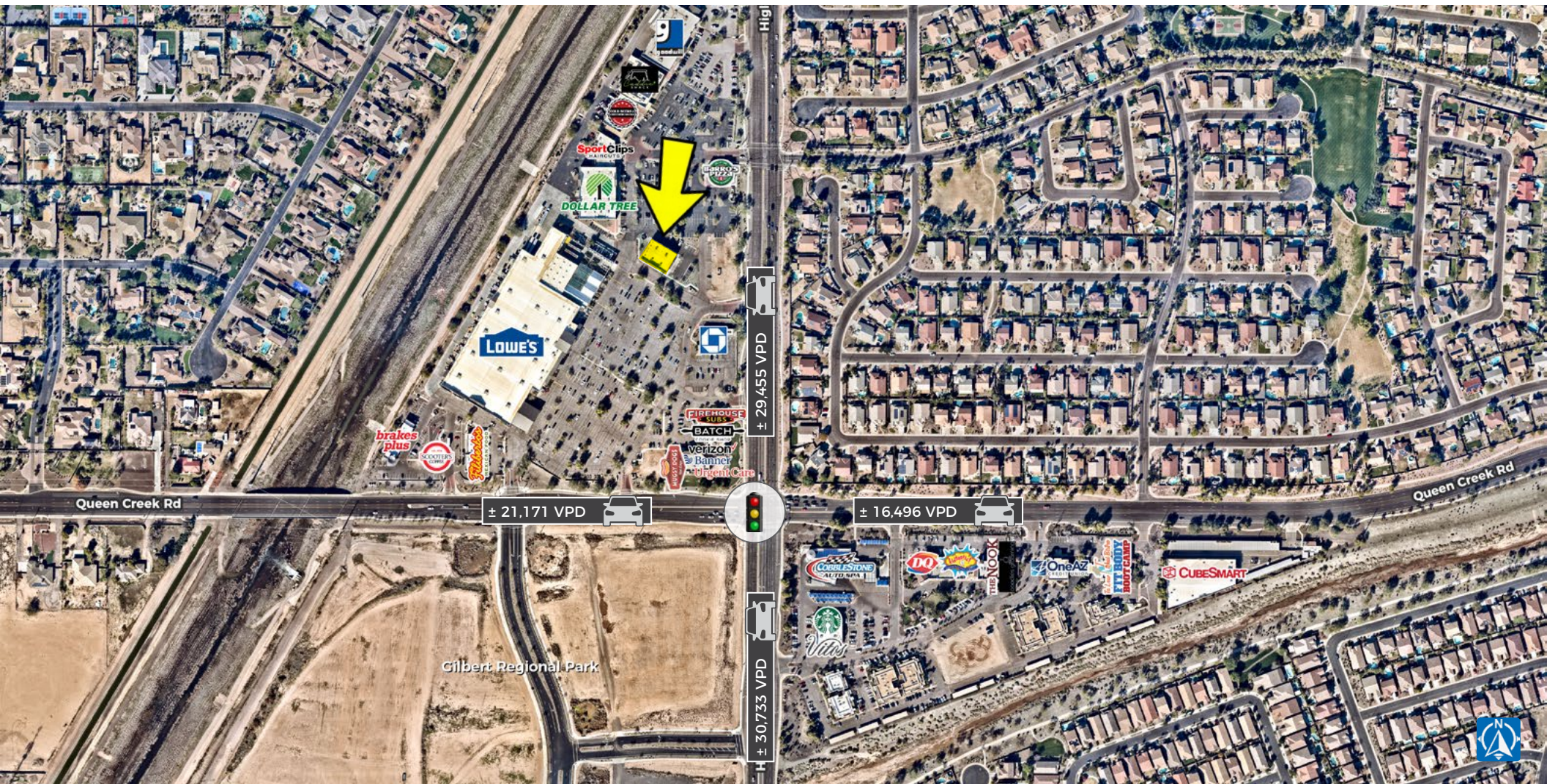
NWC

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# zoom aerial



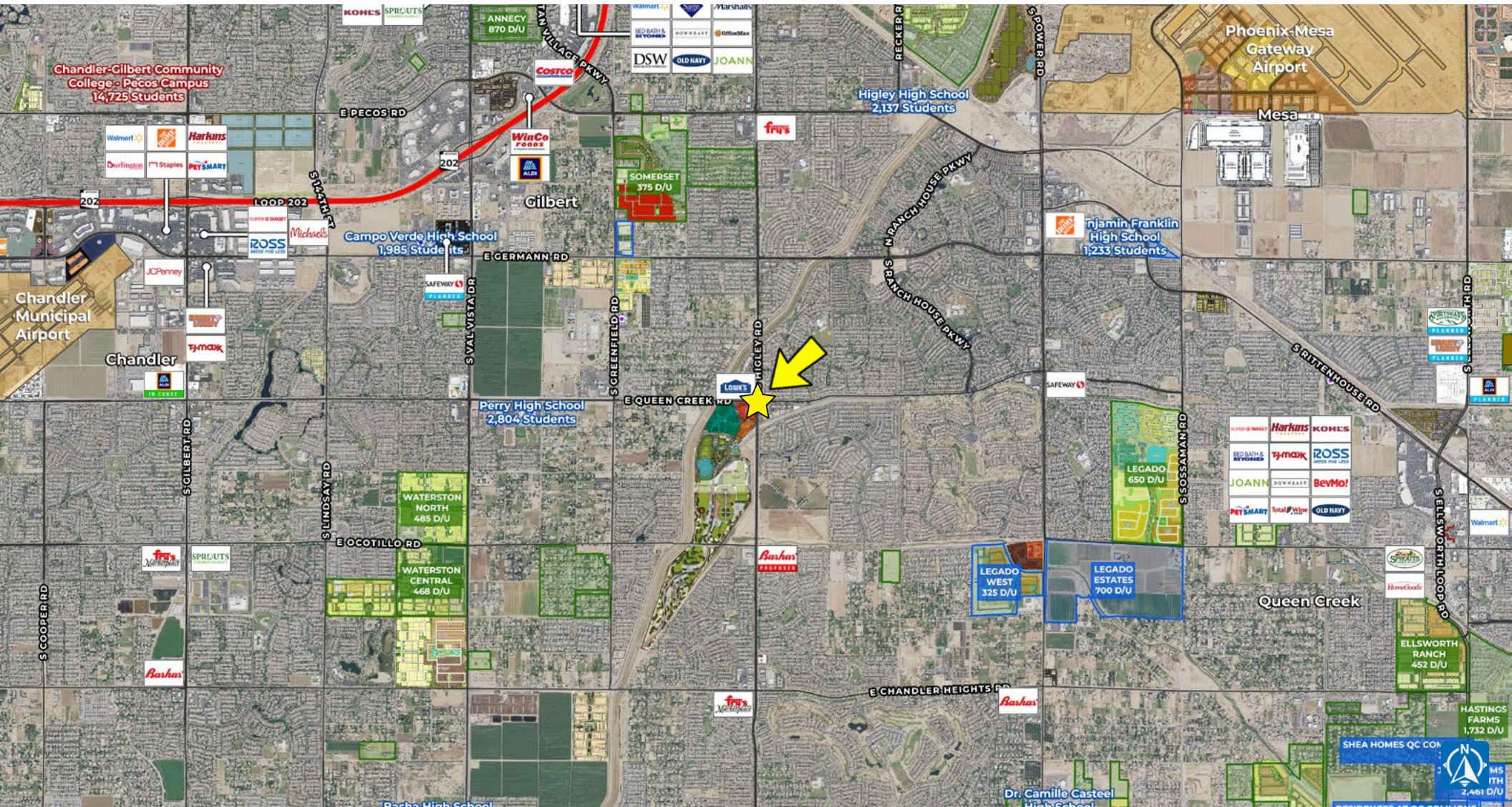
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# wide aerial



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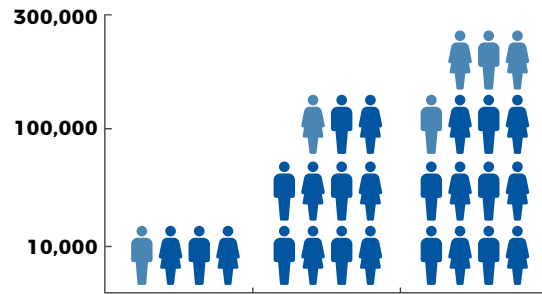
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# demographics

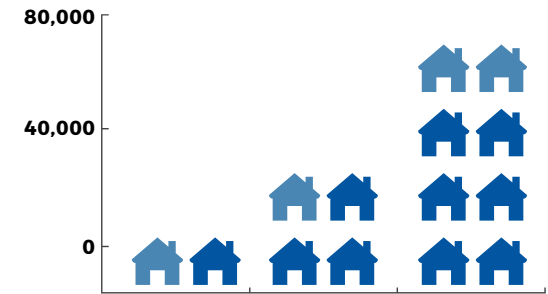
2024 ESRI



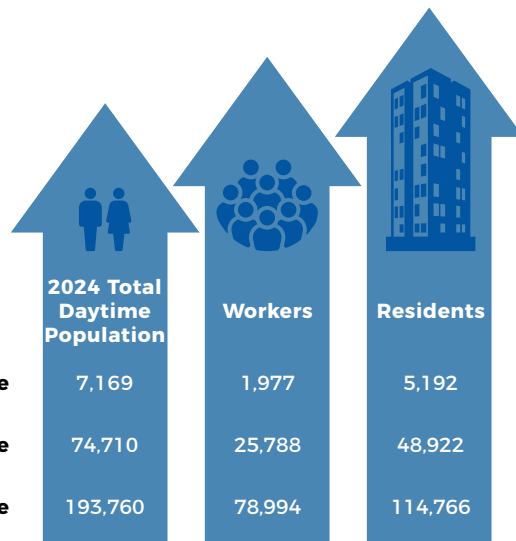
	1-Mile	3-Mile	5-Mile
2024 Total Population	10,712	98,107	235,153
2029 Total Population	11,072	101,680	245,882



	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

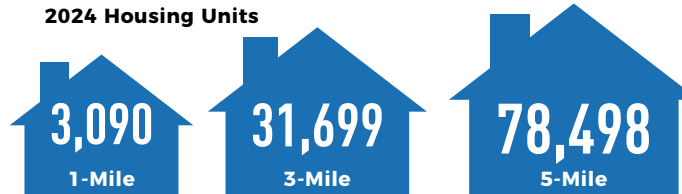


	1-Mile	3-Mile	5-Mile
2024 Households	3,028	30,336	74,435
2029 Households	3,176	31,792	78,893

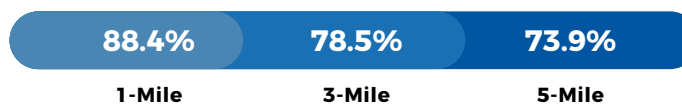


	2024 Total Daytime Population	Workers	Residents
1-Mile	7,169	1,977	5,192
3-Mile	74,710	25,788	48,922
5-Mile	193,760	78,994	114,766

## 2024 Housing Units



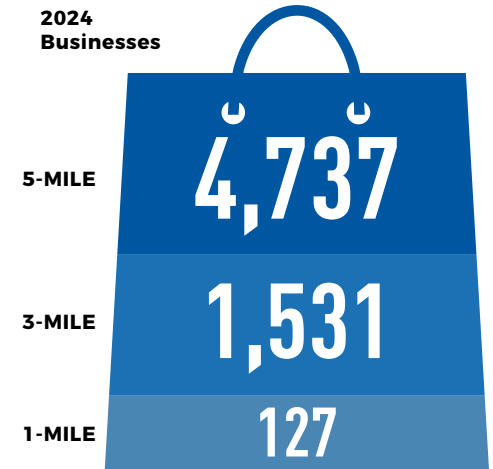
## Owner Occupied



## Renter Occupied



## 2024 Businesses



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## EXCLUSIVELY LISTED BY:

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