

Medical, Office or Shop Space

GUADALUPE & McQUEEN

NORTHWEST CORNER OF GUADALUPE AND McQUEEN ROADS | GILBERT, ARIZONA

Eisenberg Company

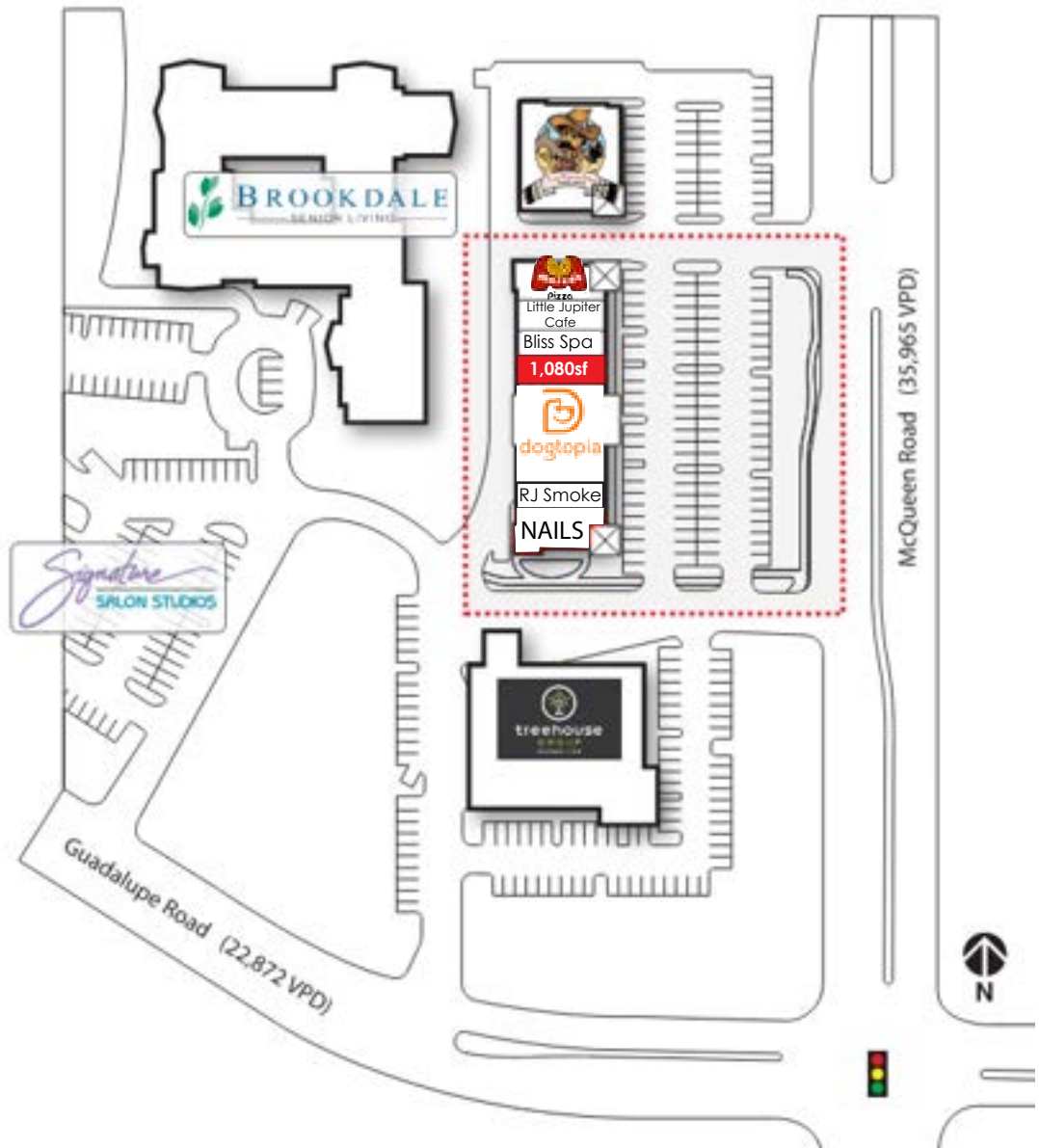
Development • Brokerage • Management



1,080 SF

Guadalupe & McQueen Center is located just north of the intersection of Guadalupe and McQueen Roads, and just 1.5 miles south of the US 60 (Superstition) freeway in the city of Gilbert, Arizona. Featuring excellent McQueen Road frontage and tower signage opportunities, these suites are ideal for service businesses, medical, restaurant or retail users. Gilbert is one of the fastest growing cities in the nation, with outstanding population and income demographics and a highly rated school system. Over 55,000 vehicles pass this intersection daily.

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PROPERTY FEATURES

- J 1.5 miles south to the US 60 (Superstition) Freeway
- J Endcap spaces available
- J ±80 employees employed with the Treehouse Group, immediately south of the property (former Walgreens)
- J McQueen Landing new home development at the southeast corner of the intersection
- J Strong trade area, with average household incomes over \$90,000 within 1 mile
- J Estimated population: over 150,000 within 3 miles
- J Heavy traffic counts of over 55,000 vehicles per day at the intersection
- J Located in the public school district of Gilbert, Arizona—one of the state's fastest growing cities.

AVAILABILITY

- J One suites available
- J ±1,080 SF

Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	9,043	150,389	435,258
Estimated Households	3,450	54,019	158,442
Average HH Income	\$93,971	\$82,000	\$81,178
Daytime Population	9,563	100,934	271,380

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