

±1,200 SF COMING AVAILABLE

TOWNSHIP PLAZA



SWC GILBERT RD & BASELINE RD | GILBERT, AZ



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PROPERTY DETAILS

SHOPS AVAILABLE	1,200 SF COMING AVAILABLE
PAD AVAILABLE	PAD Buildable to ±5,000 SF
ZONING	SC, Town of Gilbert

PROPERTY HIGHLIGHTS

- Join a high-volume Fry's Marketplace
- Just over 1.5 miles from Heritage Square in Downtown Gilbert and just over a half-mile from the US-60 freeway
- Excellent visibility at a highly-trafficked intersection, boasting over 70,000 vehicles per day
- Strong employment to the west and southwest
- A new, multi-family project is planned at the intersection with 102 units
- Mesa High School is located just over 1 mile north, with 3,535 students

TRAFFIC COUNTS

N ±49,561 VPD (NB & SB)	E ±31,029 VPD (EB & WB)
S ±42,443 VPD (NB & SB)	W ±29,888 VPD (EB & WB)

INRIX 2022



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A101	Wicked Rain	3,104 SF
A102 to B104	Stellary Asian Bistro	6,700 SF
B105	MUSIC SCHOOL COMING AVAILABLE	1,200 SF
C101	A1 Foot Reflexology	1,204 SF
C102	Mariner Financial	1,400 SF
C103-A	My Dr. Now!	1,874 SF
C103-B	Drip Bar	833 SF
D108	Your Style	1,300 SF
D109	Nail Salon	1,307 SF
D110	Barro's Pizza	3,917 SF
D111	Cafe Rio	4,684 SF
D112	Baskin Robbins	1,500 SF
D113	Barber Shop	901 SF



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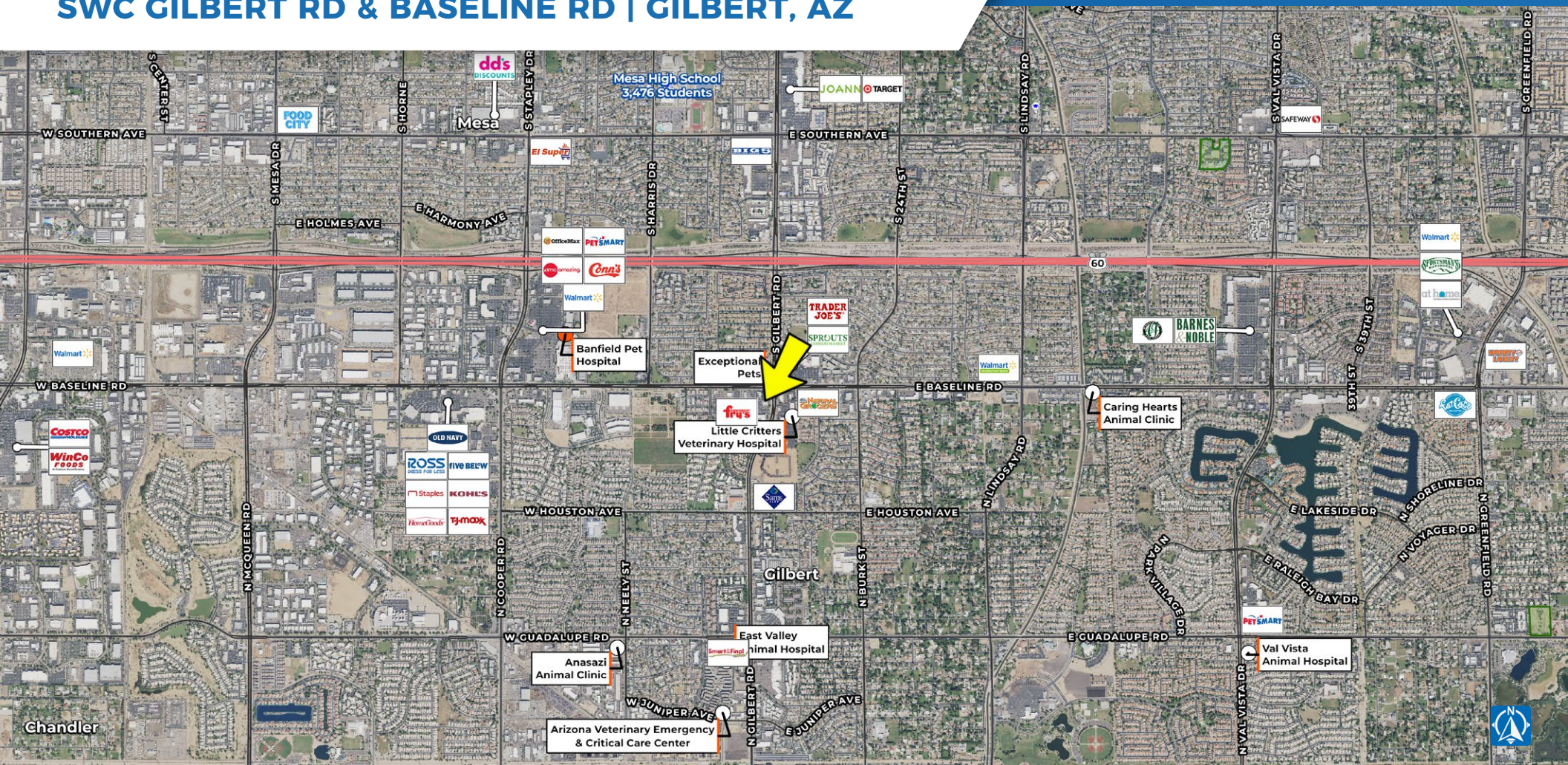


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DEMOGRAPHICS



POPULATION

	1-Mile	3-Miles	5-Miles
2023 Total Population	16,721	147,413	401,711
2028 Total Population	17,192	146,367	400,486



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2023 Households	6,387	52,843	151,628
2028 Households	6,635	53,039	153,001



2023 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$77,331	\$75,548	\$74,937
Median HH Income	\$98,825	\$101,066	\$101,993
Per Capita Income	\$37,081	\$36,317	\$38,487



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2023 Housing Units	6,597	56,204	166,040
Owner Occupied	58.4%	58.7%	54.7%
Renter Occupied	38.4%	35.4%	36.6%
Vacant	3.2%	6.0%	8.7%



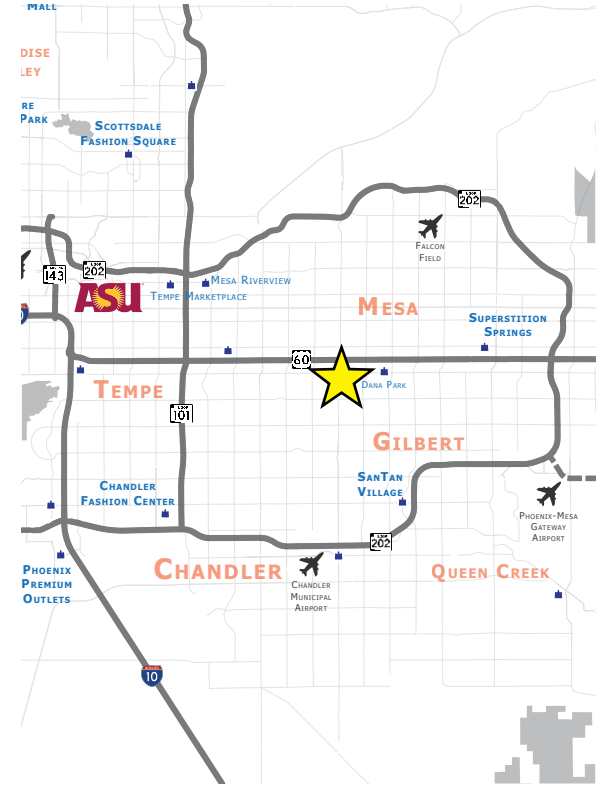
DAYTIME
POPULATION

	1-Mile	3-Miles	5-Miles
2023 Total Daytime Pop	15,923	139,682	382,196
Workers	8,639	67,019	183,358
Residents	7,284	72,663	198,838



BUSINESSES

	1-Mile	3-Miles	5-Miles
2023 Businesses	638	5,154	12,560



**2023 POPULATION
401,711
WITHIN 5-MILES**

2023 ESRI ESTIMATES

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