

South of the Southwest Corner of Gilbert Road & Queen Creek Road • Chandler, Arizona



DEMOGRAPHICS (Source: Sites USA)

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|--|---------------|---------------|---------------|
| Estimated Population (2023) | 9,729 | 80,943 | 283,517 |
| Projected Population (2028) | 10,922 | 92,436 | 314,406 |
| Estimated Avg. Household Income (2023) | \$192,837 | \$186,443 | \$162,497 |
| Projected Avg. Household Income (2028) | \$174,960 | \$166,384 | \$150,206 |
| Average Household Size (2021) | 3.1 | 3.1 | 2.9 |
| Total Daytime Employees (2021) | 2,299 | 19,654 | 55,956 |
| Median Age | 35.1 | 35.2 | 35.9 |

TRAFFIC COUNTS (Source: Sites USA)

| | |
|-------------------------------|-------------------|
| Gilbert Rd (N/S) | 52,053 vpd |
| Queen Creek Rd (E/W) | 21,555 vpd |
| Total Vehicles Per Day | 73,608 vpd |



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PRIME ENDCAP WITH GILBERT ROAD FRONTAGE

South of the Southwest Corner of Gilbert Road & Queen Creek Road | Chandler, Arizona

CARMEL VILLAGE PLAZA • ± 1,800 SF FORMER RESTAURANT SUITE AVAILABLE



FOR LEASE

For further information, contact:

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PROJECT HIGHLIGHTS

- ± 1,800 SF Former restaurant available in busy plaza
- Gilbert Rd frontage
- Major Chandler retail intersection
- Excellent traffic counts with 73,600 vehicles per day at intersection
- Average Household Income of \$186,443 within a 3-mile radius
- Located just 1.5 miles south of the Loop 202 (Santan Fwy)
- Major retailers north of the intersection:



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