

# Anchor, Pads and Shop Space Available

SEC Higley Rd & Riggs Rd | Gilbert, AZ



## OFFERING SUMMARY

Available SF:	0 - 34,199 SF
Lease Rate:	Please Call for Rate
Lot Size:	12.0 Acres
Building Size:	91,506 SF
Zoning:	SC, Town of Gilbert

## PROPERTY HIGHLIGHTS

- Very high incomes surround the site with a median household income of over \$106,000 within 1 mile, and over \$99,000 within both a 3-mile and 5-mile radius.
- Prominent monument signage is planned for both arterials with ample panels for the tenants on site.
- There is a large void of competing sites in this trade area for freestanding, retail pad opportunities.

## TRAFFIC COUNTS

N: ±19,607 VPD (NB/SB)	E: ±12,340 VPD (EB/WB)
S: ±10,786 VPD (NB/SB)	W: ±20,686 VPD (EB/WB)

\*ADOT 2015 / Gilbert 2015



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	9,204	43,580	130,146
2023 Population	11,018	50,623	149,020
2018 Median HH Income	\$102,421	\$100,835	\$102,129

\*ESRI 2018 Estimates

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## Contact

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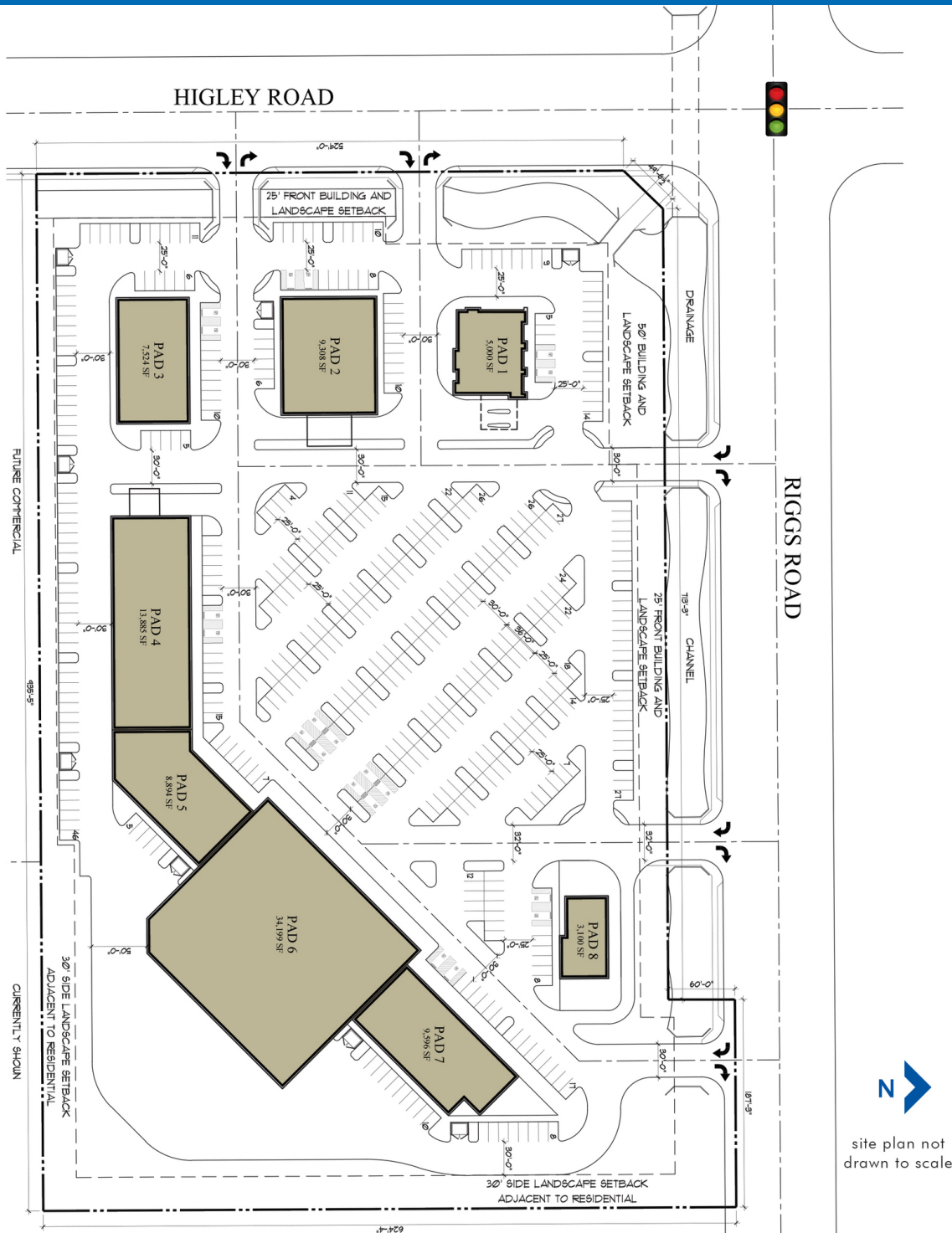
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