

FOR SALE OR LEASE

# Shopping Center Pad Site

N-NWC of Chandler Heights Road and Higley Road | Gilbert, AZ 85298



## Overview

AVAILABLE	± 1.005 Acre
PRICE	Call for Rates
ZONING	NC, Town of Gilbert

## Demographics

	1 MILE	3 MILE	5 MILE
2017 Est. Population	12,168	57,597	151,535
2022 Est. Population	14,593	67,045	174,411
Average HH Income	\$107,570	\$107,008	\$110,261
Daytime Population	7,954	41,518	111,863

Year: 2017 | Source: Esri

## Traffic Counts

Higley Road	20,508 VPD
Chandler Heights Road	21,205 VPD

## Contact

**ALAN HOUSTON**

602.682.6022 | alan.houston@srsre.com

## Description

- Last remaining pad site in Chandler Heights Village Center.
- Strong co-tenancy with McDonald's, Taco Bell, Dunkin Donuts, Blue 32 and other national and regional businesses in the project.
- Surrounded by high income affluent neighborhoods
- Ideal for freestanding medical, retail or restaurant concepts
- Nearby businesses include:



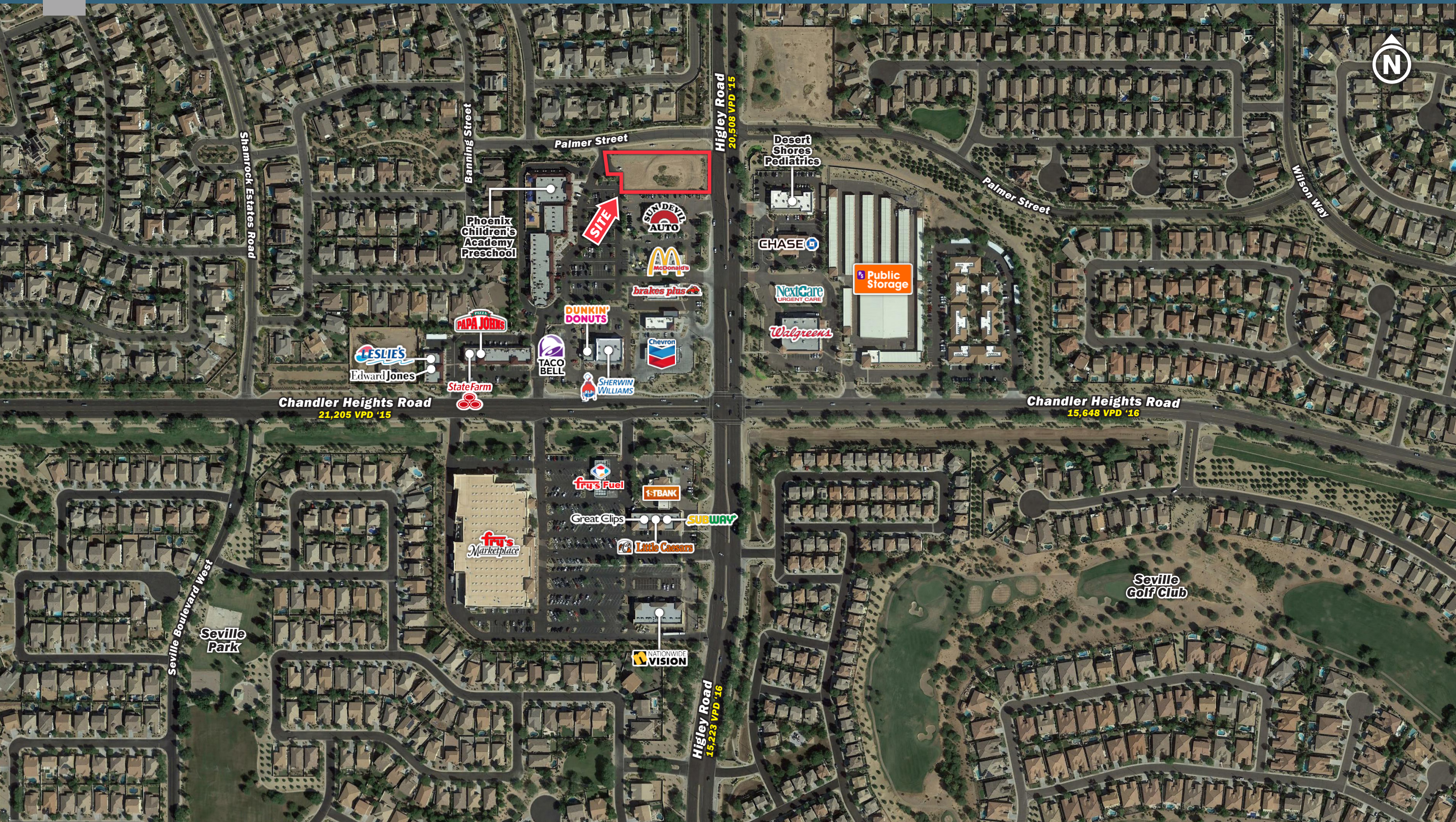
SRS | 3131 East Camelback Road, Suite 110 | Phoenix, Arizona 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

# Chandler Heights Road & Higley Road

Gilbert, Arizona 85298



Chandler Heights Road  
21,205 VPD '15

Higley Road  
20,508 VPD '15

Chandler Heights Road  
15,648 VPD '16

Higley Road  
15,223 VPD '16

Phoenix Children's Academy Preschool

Desert Shores Pediatrics

CHASE

Public Storage

LESLIE'S

Edward Jones

PAPA JOHN'S

State Farm

TACO BELL

DUNKIN' DONUTS

SHERWIN WILLIAMS

SUN DEVIL AUTO

McDonald's

brakes plus

Chevron

NextCare URGENT CARE

Walgreens

Fruy's Fuel

1-8BANK

Great Clips

SUBWAY

Fruy's Marketplace

Little Caesars

NATIONWIDE VISION

Seville Park

Seville Golf Club