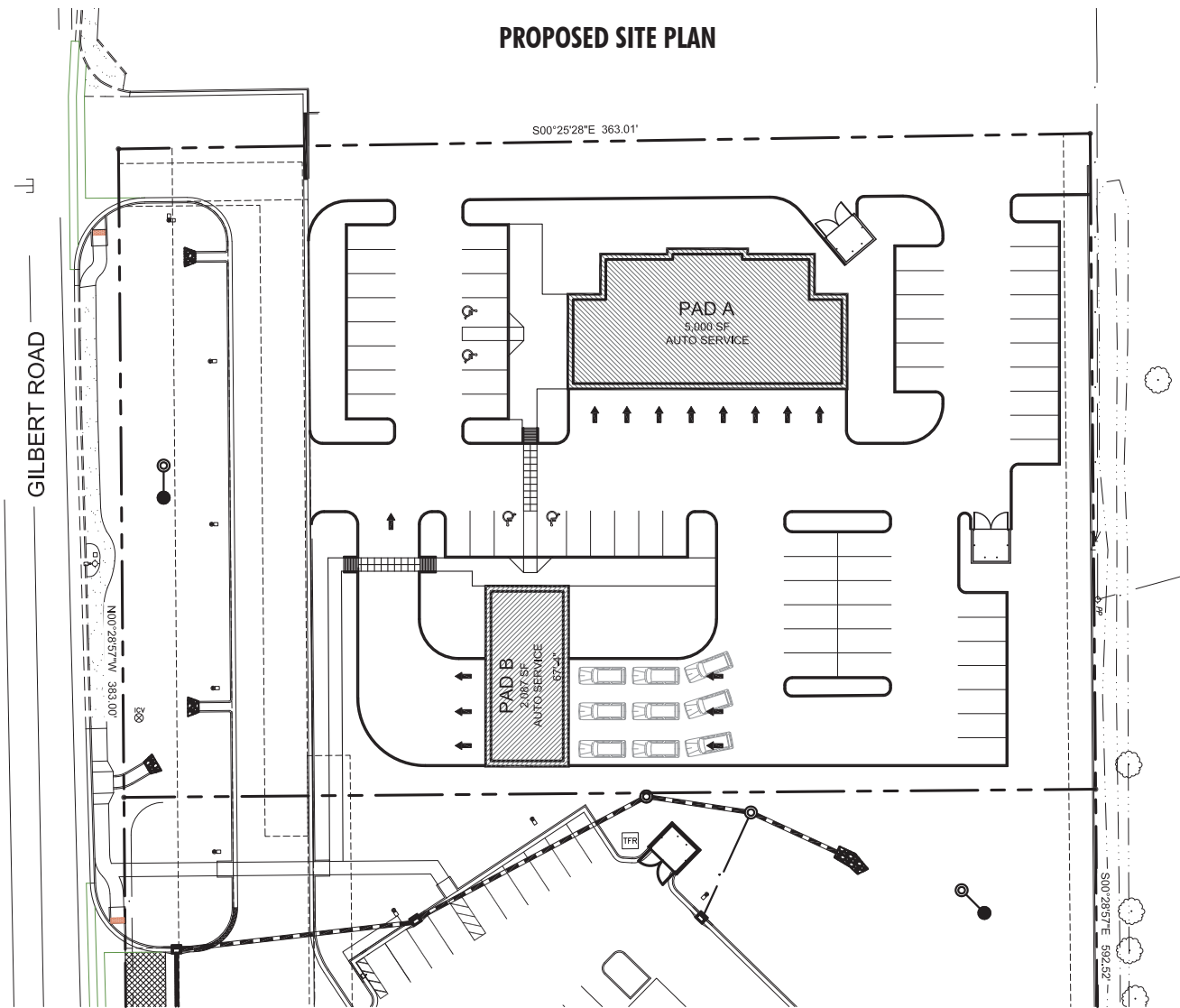


Northeast Corner of Gilbert Rd & Queen Creek Rd - Chandler, Arizona



PRIME CORNER IN SOUTH CHANDLER TRADE AREA

Northeast Corner of Gilbert Rd & Queen Creek Rd - Chandler, Arizona

PAD AVAILABLE FOR GROUND LEASE / 88,405 SF / 2.0295 ACRES



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	7,089	67,011	239,528
Projected Population (2022)	7,693	72,867	260,777
Estimated Avg. Household Income (2017)	\$128,003	\$130,610	\$118,401
Projected Avg. Household Income (2022)	\$150,140	\$155,417	\$140,977
Average Household Size (2017)	3.18	3.15	2.96
Total Daytime Employees (2017)	621	13,897	57,649
Median Age (2017)	33.4	33.9	34.3

TRAFFIC COUNTS (2017 Source: CoStar)

Gilbert Road	28,673
Queen Creek Road	15,000
Total Cars Per Day	43,673



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

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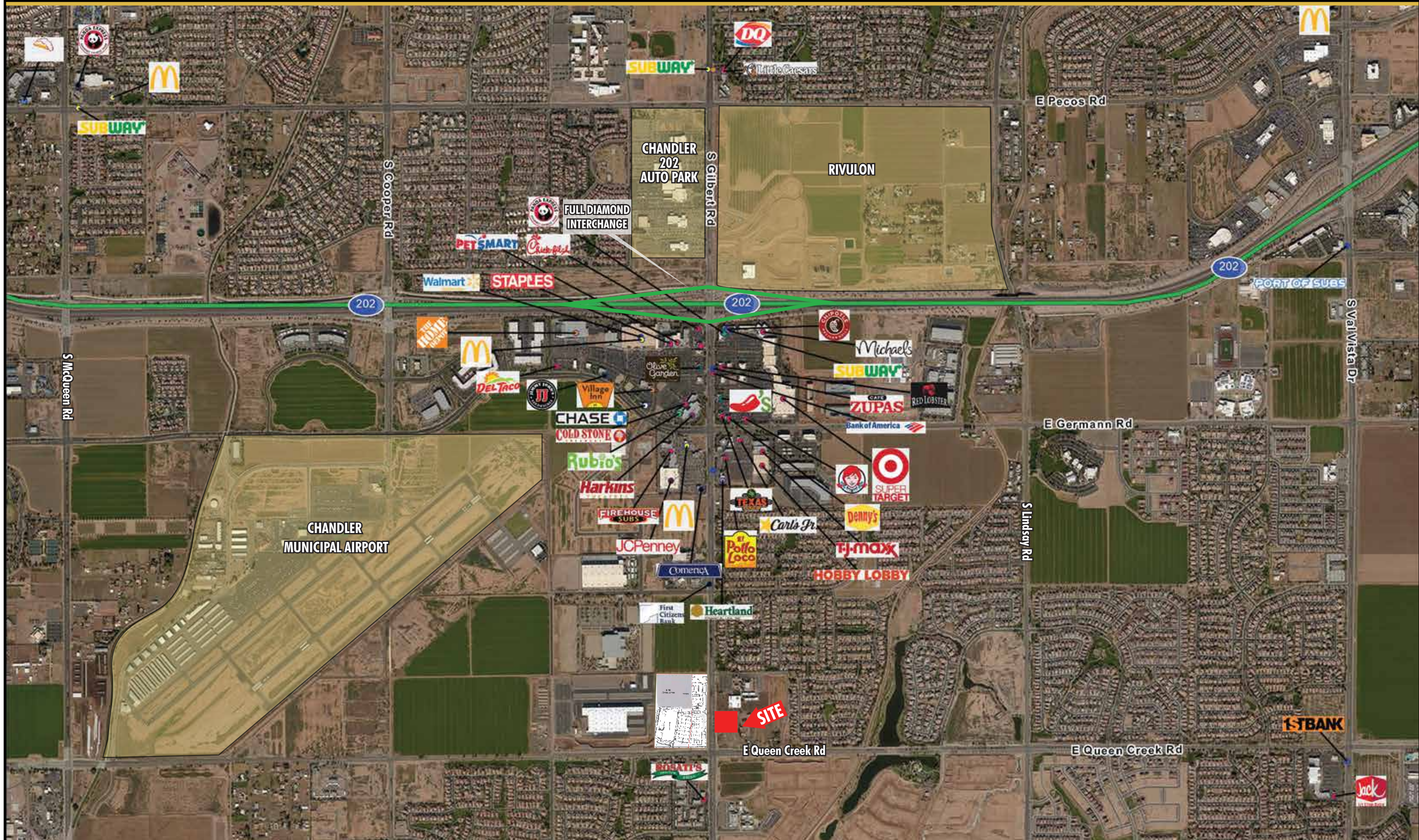
PROJECT HIGHLIGHTS

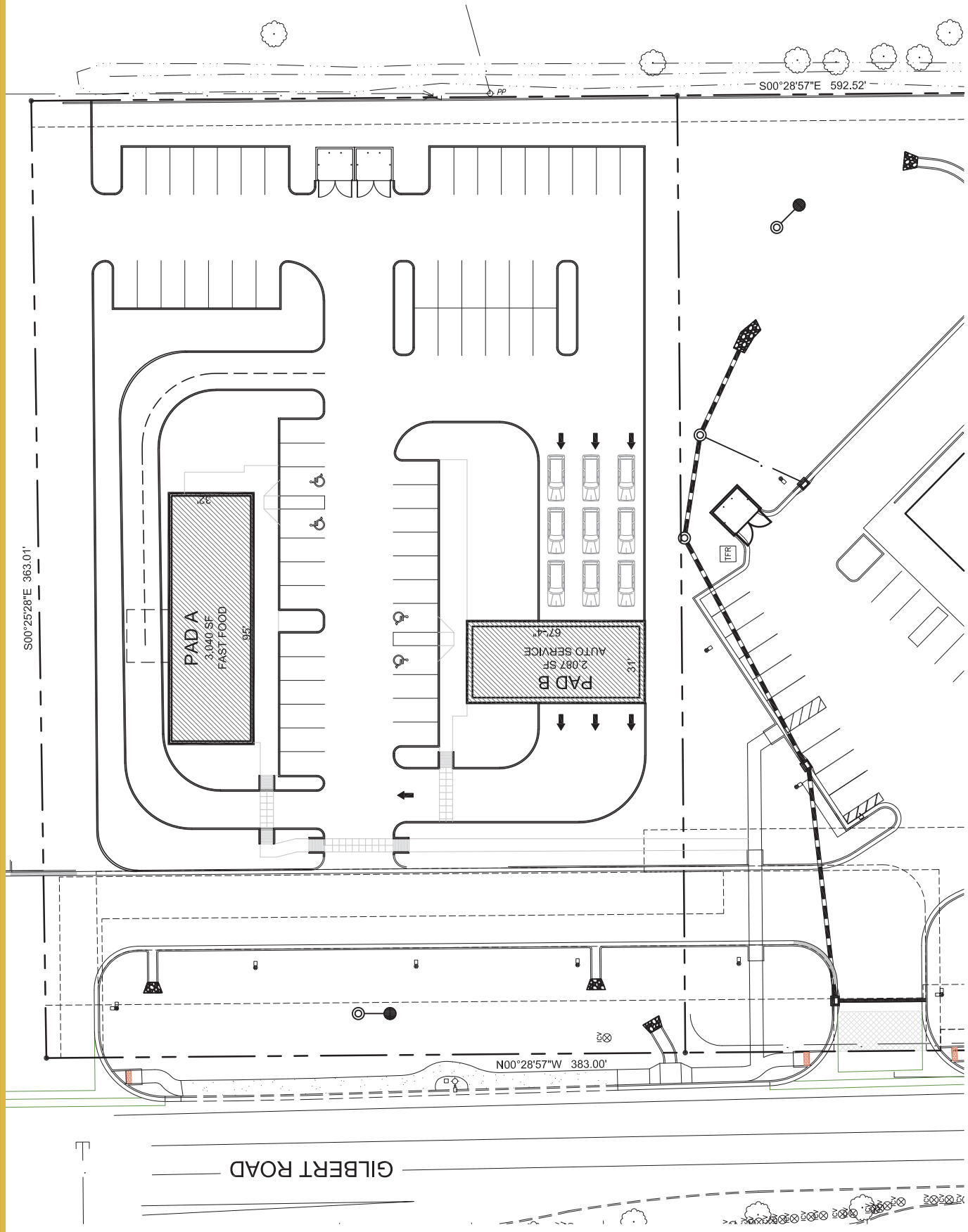
- 1.5 miles south of **LOOP 202** freeway
- Path of development on South Gilbert Road
- Just east of Chandler Municipal Airport
- Average household income over \$120,000 within 1 mile
- Population over 230,000 within 5 miles
- Tenants Nearby:



DE RITO PARTNERS, INC

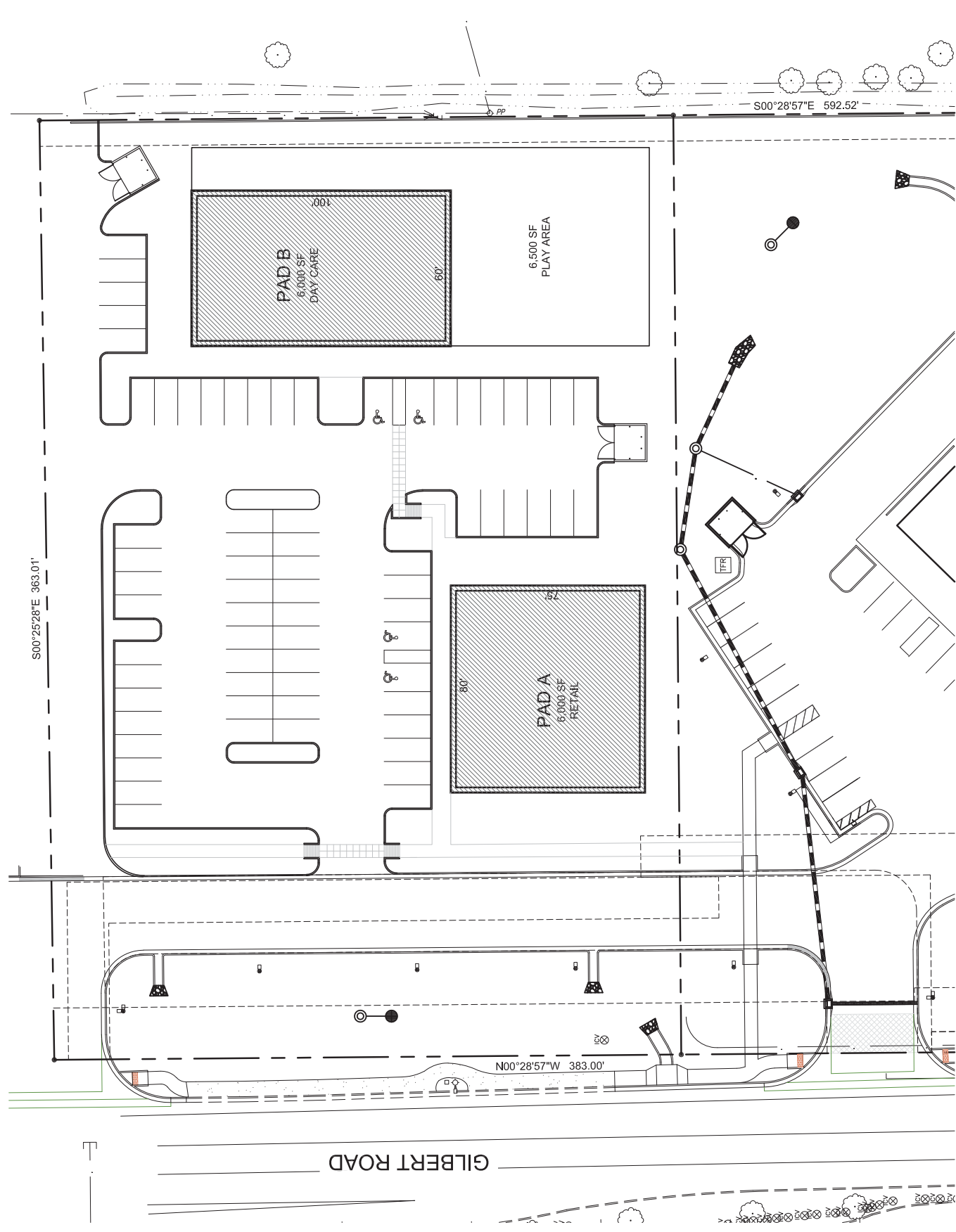
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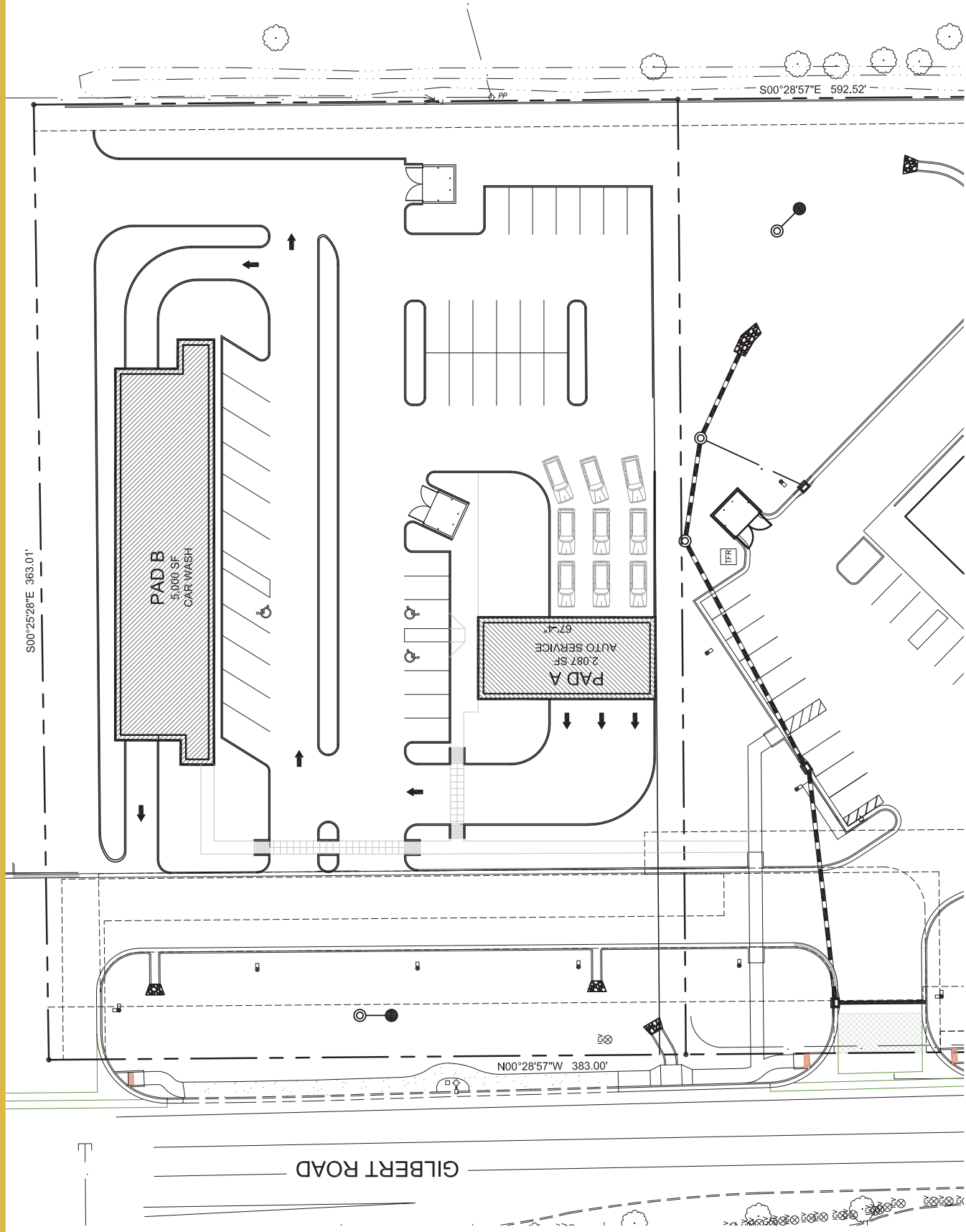
① SITE PLAN

SCALE: 1" = 20'-0"



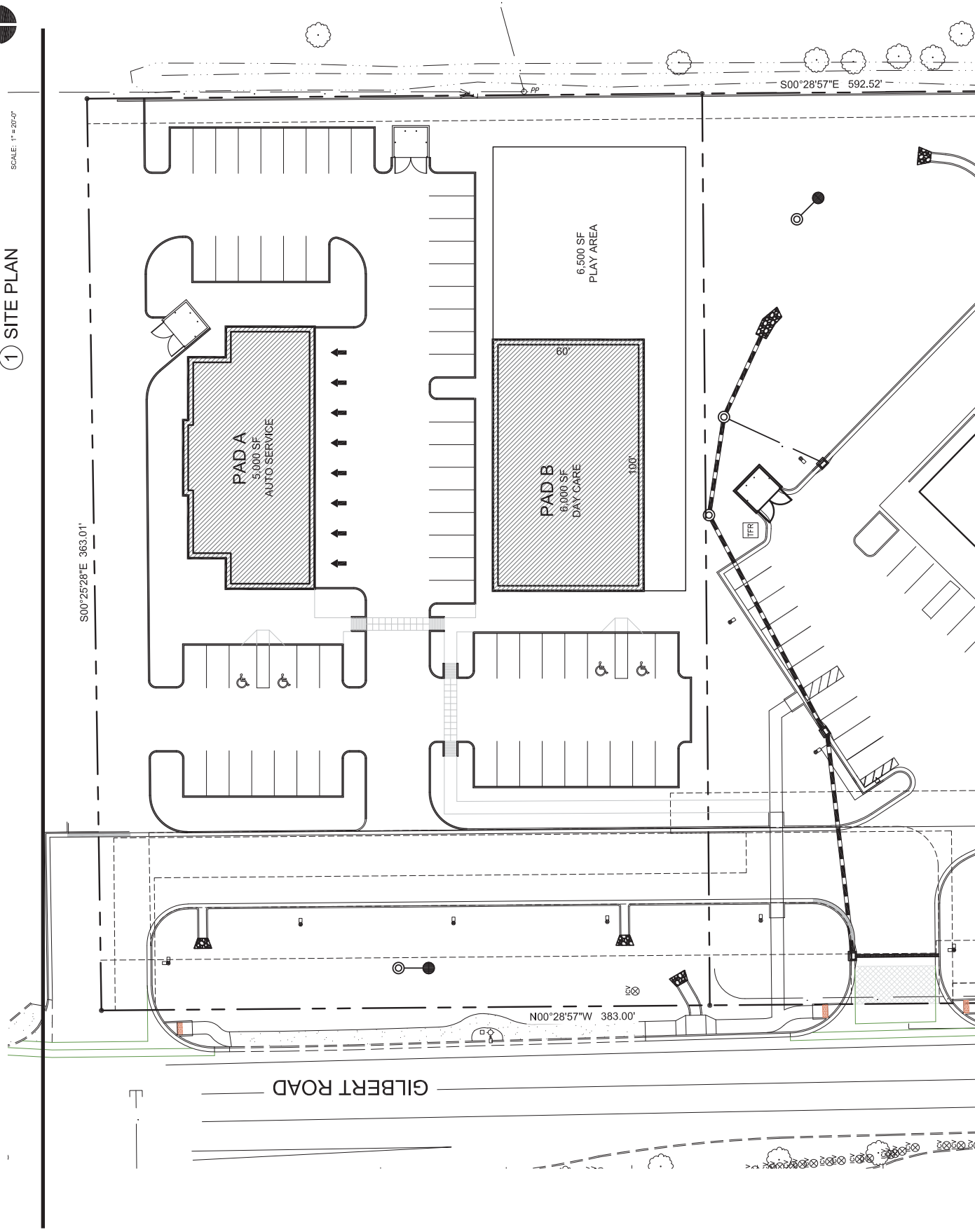
① SITE PLAN

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