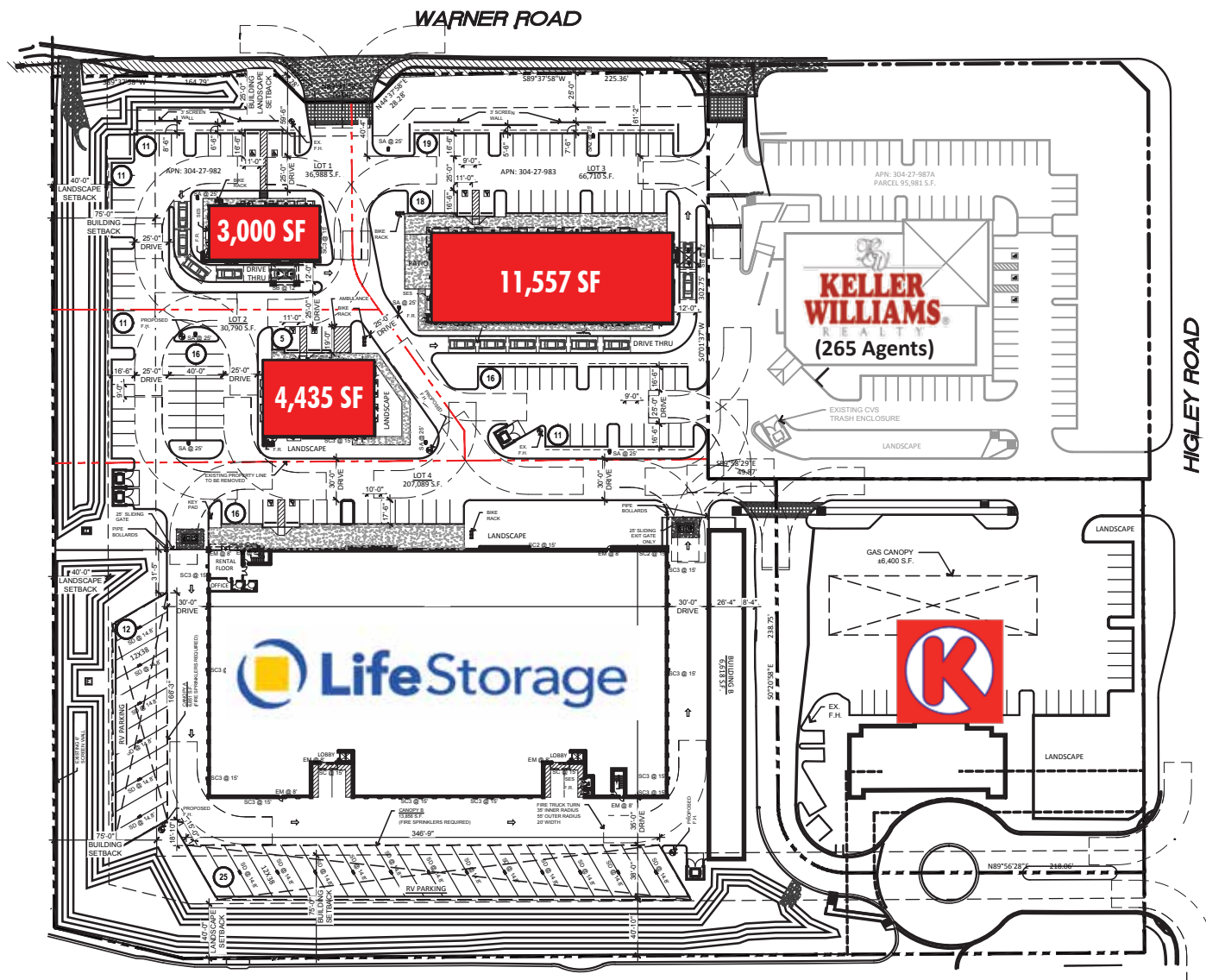


West of the Southwest Corner of Higley Road & Warner Road - Gilbert, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	12,378	104,712	266,946
Projected Population (2025)	13,379	113,453	289,387
Estimated Avg. Household Income (2020)	\$139,324	\$119,302	\$108,268
Projected Avg. Household Income (2025)	\$160,928	\$135,852	\$123,499
Average Household Size (2020)	3.13	3.06	2.86
Total Daytime Employees (2020)	1,652	20,570	77,912
Median Age (2020)	34.2	33.6	35.5

**TRAFFIC COUNTS** (2018 Source: CoStar)

Higley Road	30,957
Warner Road	8,286
<b>Total Cars Per Day</b>	<b>39,243</b>



2015 Top Firm Award



**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.

**RETAIL PADS AND SHOPS AVAILABLE**


West of the Southwest Corner of Higley Road & Warner Road - Gilbert, Arizona



For further information contact:

**PAUL SERAFIN**  
**(602) 553-2943**  
 paul.serafin@derito.com

**PROJECT HIGHLIGHTS**

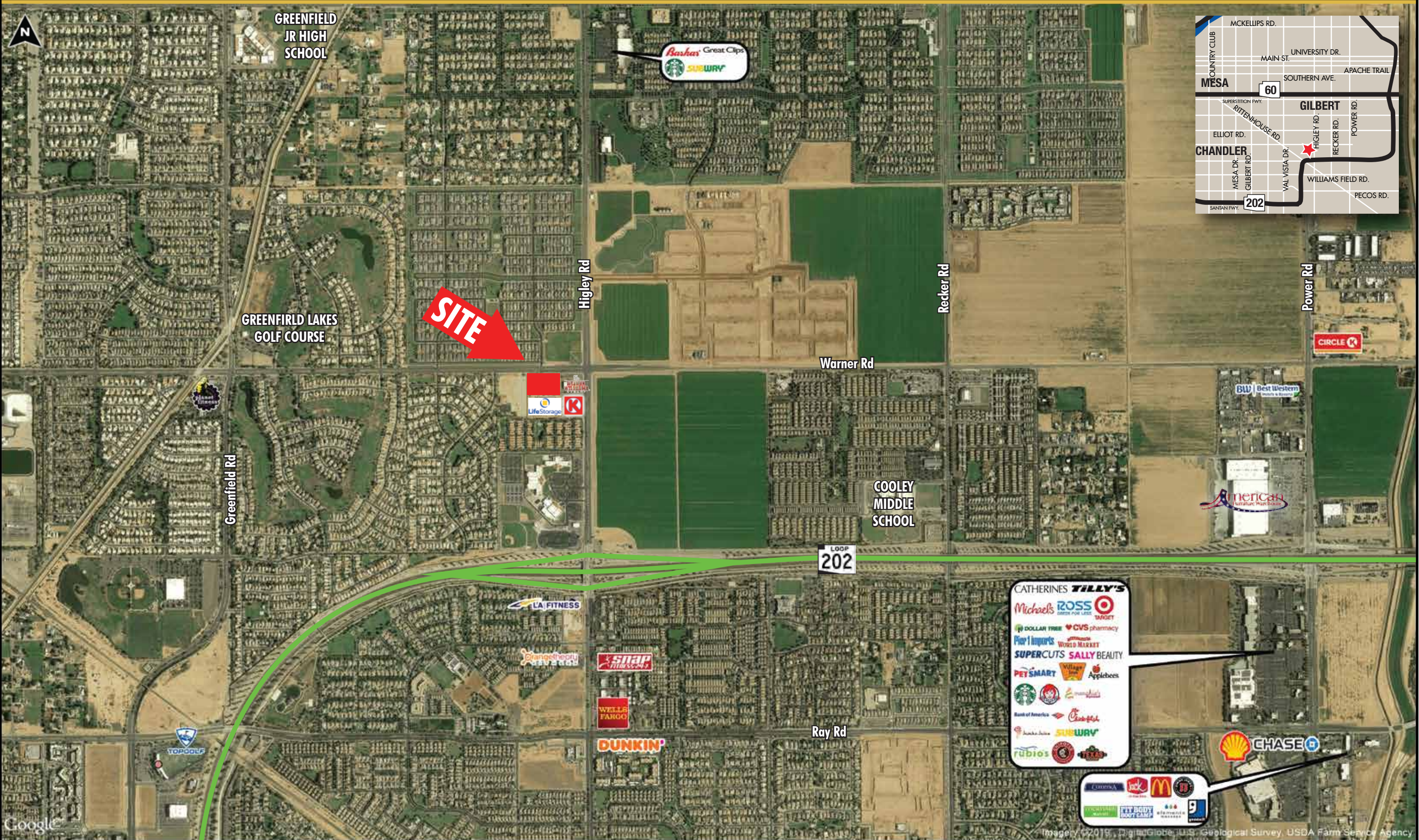
- Freestanding drive thru pad available
- Up to 12,000 SF of retail shops
- Just over 1/2 mile to 
- Dense population, over 113,000 within 3 miles
- Average household income over \$139,000 within 1 mile
- Zoning: SC, Town of Gilbert

Join:   

9120 E. Talking Stick Way, Suite E-1  
 Scottsdale, AZ 85250  
 o. 480.834.8500 | f. 602.381.1981  
 www.derito.com

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**SITE**

GREENFIELD JR HIGH SCHOOL

GREENFIELD LAKES GOLF COURSE

Higley Rd

Recker Rd

Power Rd

Warner Rd

COOLEY MIDDLE SCHOOL

Greenfield Rd

LOOP 202

Ray Rd



Google

Imagery ©2019, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

**DE RITO PARTNERS, INC**





**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**EAST ELEVATION**

SCALE: 3/16" = 1'-0"

