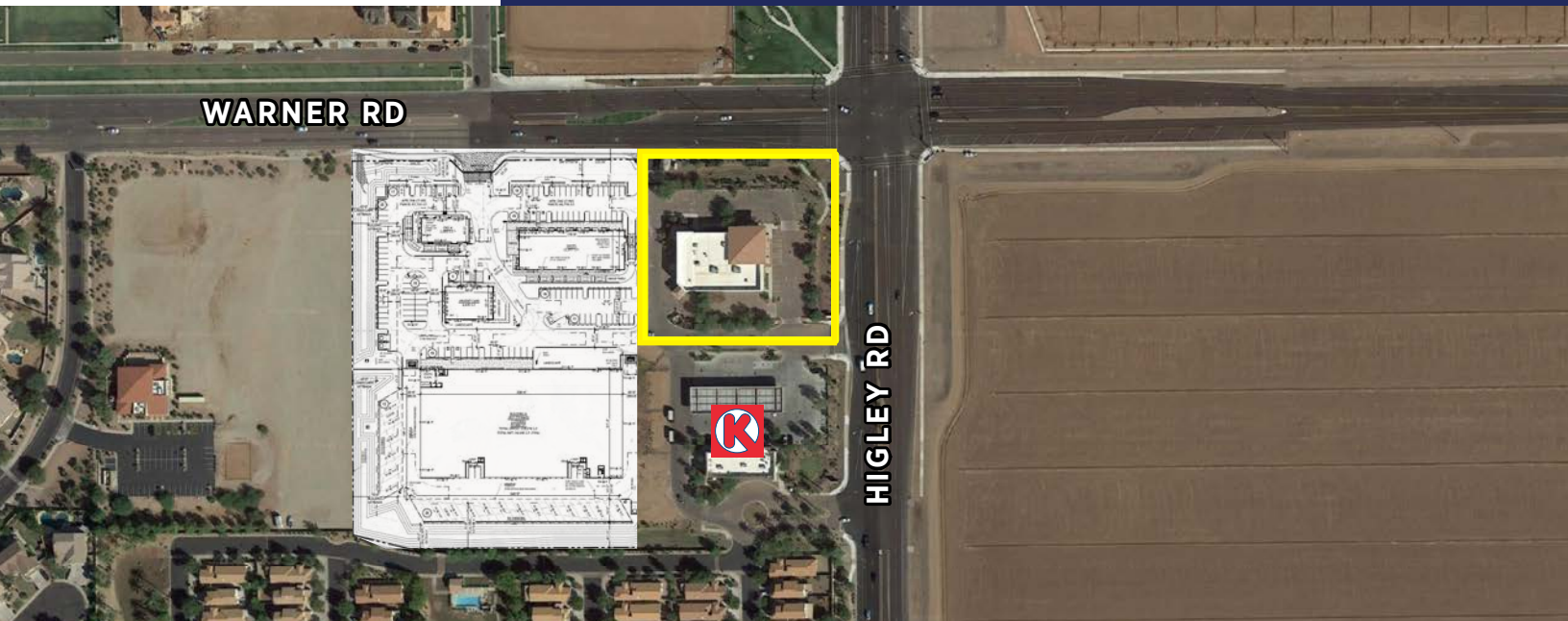


RETAIL SPACE
AVAILABLE
FOR LEASE
GILBERT, AZ

FORMER CVS/pharmacy®

SWC HIGLEY RD & WARNER RD
830 S HIGLEY ROAD, GILBERT, AZ



PROPERTY INFORMATION

FEATURES:

- FREESTANDING BUILDING WITH DRIVE-THRU
- HARD CORNER LOCATION
- MONUMENT SIGNAGE
- EXCELLENT VISIBILITY & PARKING
- STRONG DEMOGRAPHICS
- LOCATED IN PRESTIGIOUS MORRISON RANCH

SPACE/TERM AVAILABLE:

- ±13,241 SF AVAILABLE FOR LEASE

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI

2017 ESTIMATED POPULATION

| | |
|---------|---------|
| 1 MILE: | 11,285 |
| 3 MILE: | 102,659 |
| 5 MILE: | 264,750 |

2017 ESTIMATED AVG. HH INCOME

| | |
|---------|-----------|
| 1 MILE: | \$103,983 |
| 3 MILE: | \$100,935 |
| 5 MILE: | \$90,074 |

2017 ESTIMATED TRAFFIC COUNTS CO-STAR 2015

N/S ON HIGLEY RD: 20,611/28,004
E/W ON WARNER RD: 8,951/5,306



BRENT MALLONEE

brent.mallonee@cushwake.com
+1 602 224 4437



2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com

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