



FOR LEASE | RETAIL

# VILLAGE GROVE PLAZA

1927 N Gilbert Rd, Mesa, AZ 85203



## LEASE OVERVIEW

**AVAILABLE SF:** 720 SF & 10,000 SF

**TIMING:** Immediate

**TRAFFIC COUNTS:**  
23,381 N. Gilbert  
22,058 S. Gilbert  
24,393 E. McKellips  
23,505 W. McKellips

**BUILDING SIZE:** 82,373 SF

**ZONING:** C-2

## PROPERTY HIGHLIGHTS:

- Rare vacancy- 720 & 10,000 SF
- New Dollar Tree opening in January 2017
- Established area with high incomes
- Long term tenancy, majority over 10 years at the property
- New Ownership & Professional Management
- Potential Day Care Opportunity
- Join: Kids That Rip, Dollar Tree, Baja Joe's & Leslie's Pool Supply
- Over 45,000 Cars Per Day at Intersection
- New monument signage



### BEAU FLAHART

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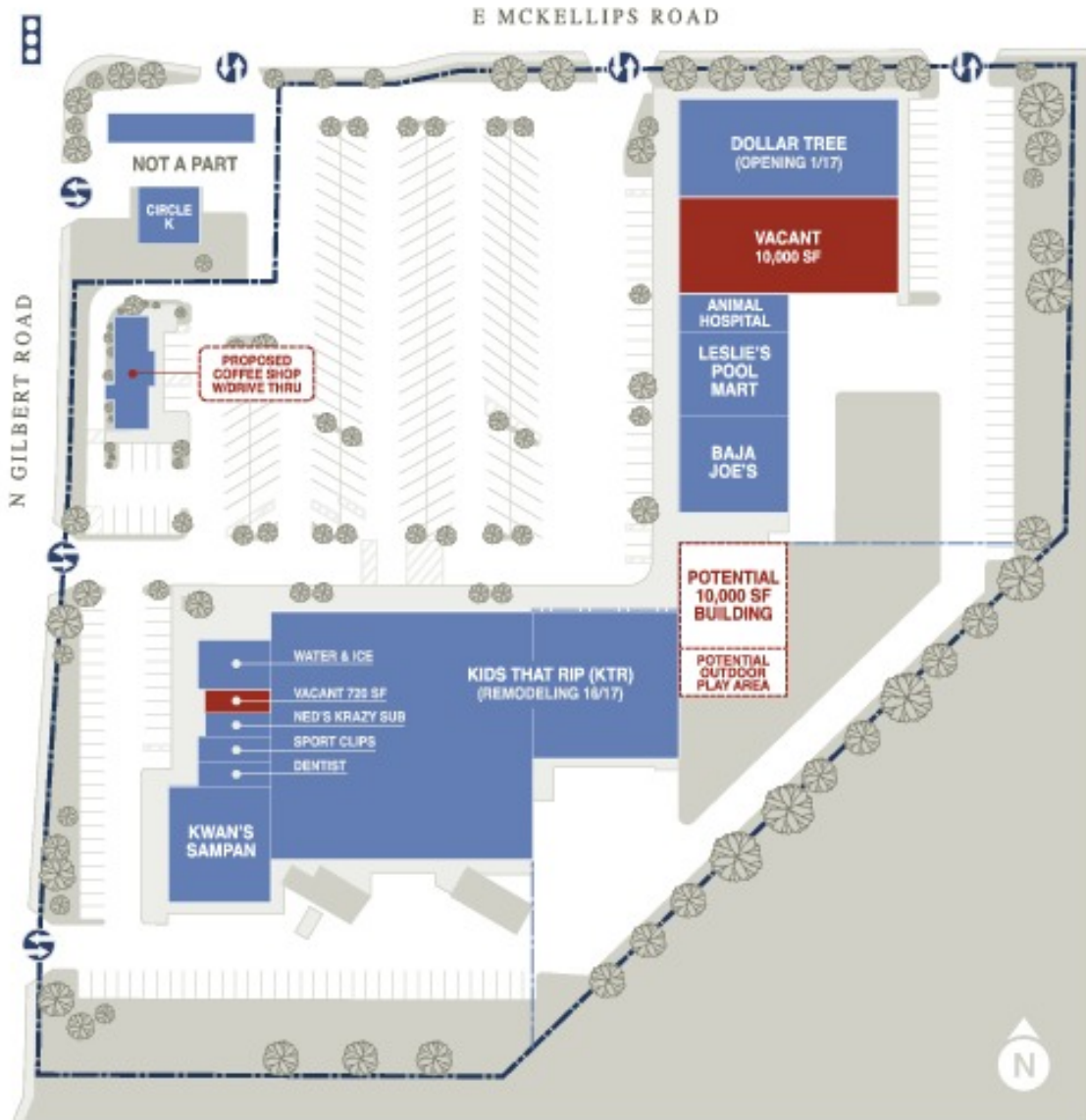
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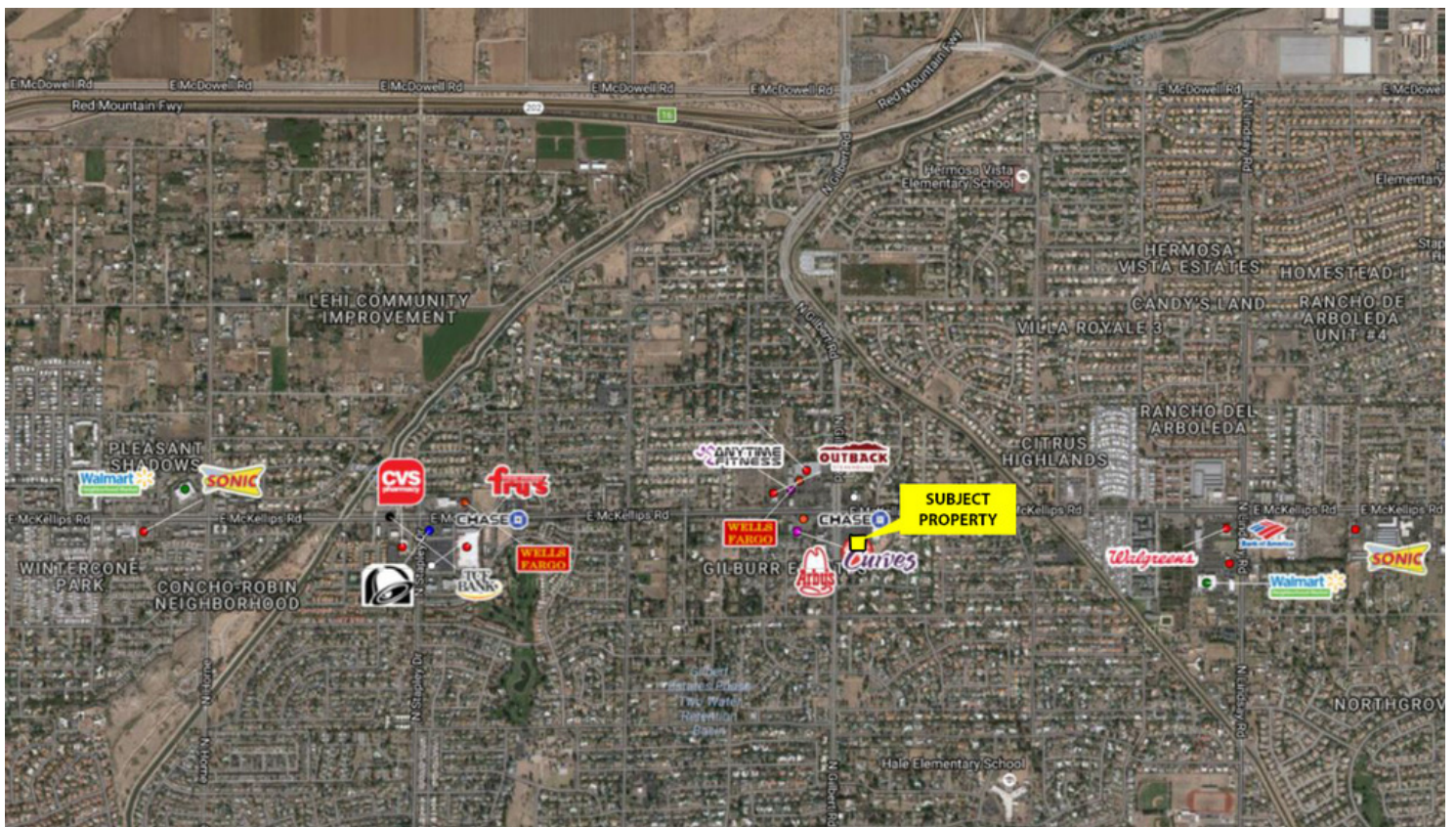
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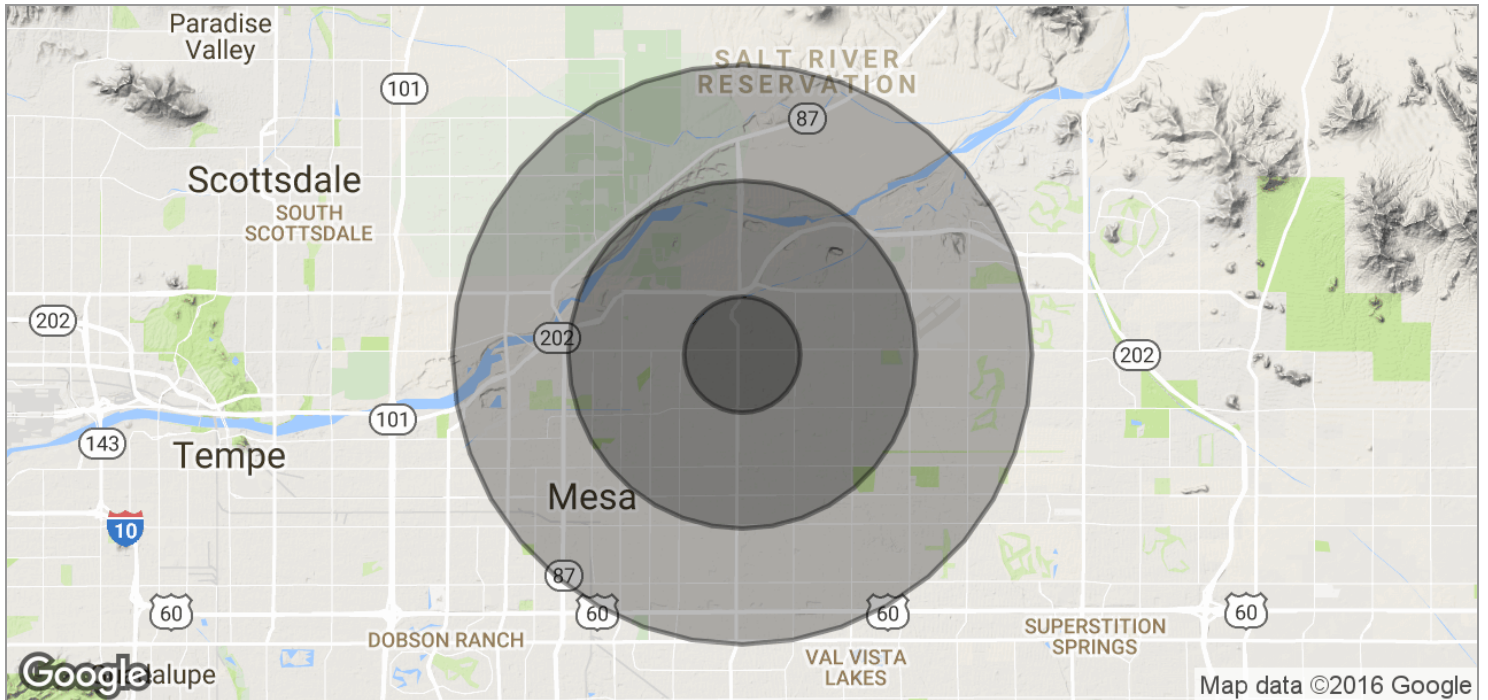
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	12,344	92,867	235,489
MEDIAN AGE	37.6	35.1	34.7
MEDIAN AGE (MALE)	36.2	33.8	33.7
MEDIAN AGE (FEMALE)	39.5	36.7	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,232	33,132	84,766
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$95,750	\$69,975	\$60,828
AVERAGE HOUSE VALUE	\$367,974	\$252,769	\$202,269



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