



## Cooper Square

709-727 W Ray Rd, Gilbert, Arizona 85233

### Property & Location Highlights

- Anchored by Leading Edge Academy K-12 charter school
- Long term tenants
- Great traffic counts
- High household incomes
- End-cap with patio and Ray Rd. Frontage
- High daytime population
- Great tenant mix
- Former Ice Cream Shop with walk-in cooler, 3 compartment sinks, floor drains, walk-up windows, Over 500+ students at K-12 school
- Signalized intersection



<b>Demographics</b>	1 Mile	3 Miles	5 Miles
Average Age:	36	33	33
Population:	13,793	211,835	570,003
Average HH Income:	\$96,052	\$84,303	\$81,584

<b>Traffic Counts</b>	VPD
N Cooper Rd	21,836
W Ray Rd	20,606

**Lease Rate: \$24.00 SF/yr (NNN)**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# NAI Horizon

## Exterior Photos

**FOR LEASE**  
Cooper Square  
End-cap Suite



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# NAI Horizon

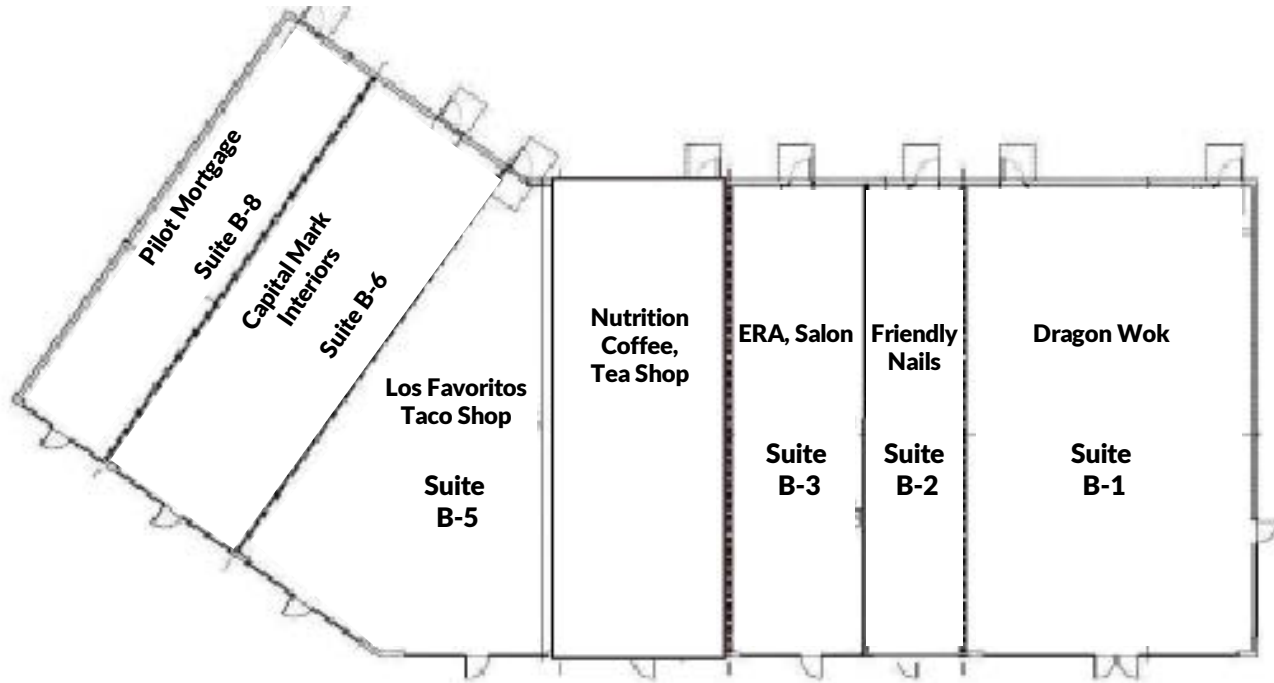
## Aerial Map

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FLOOR PLAN - SHOPS 'B'

