

# New Retail Development – Gilbert, AZ

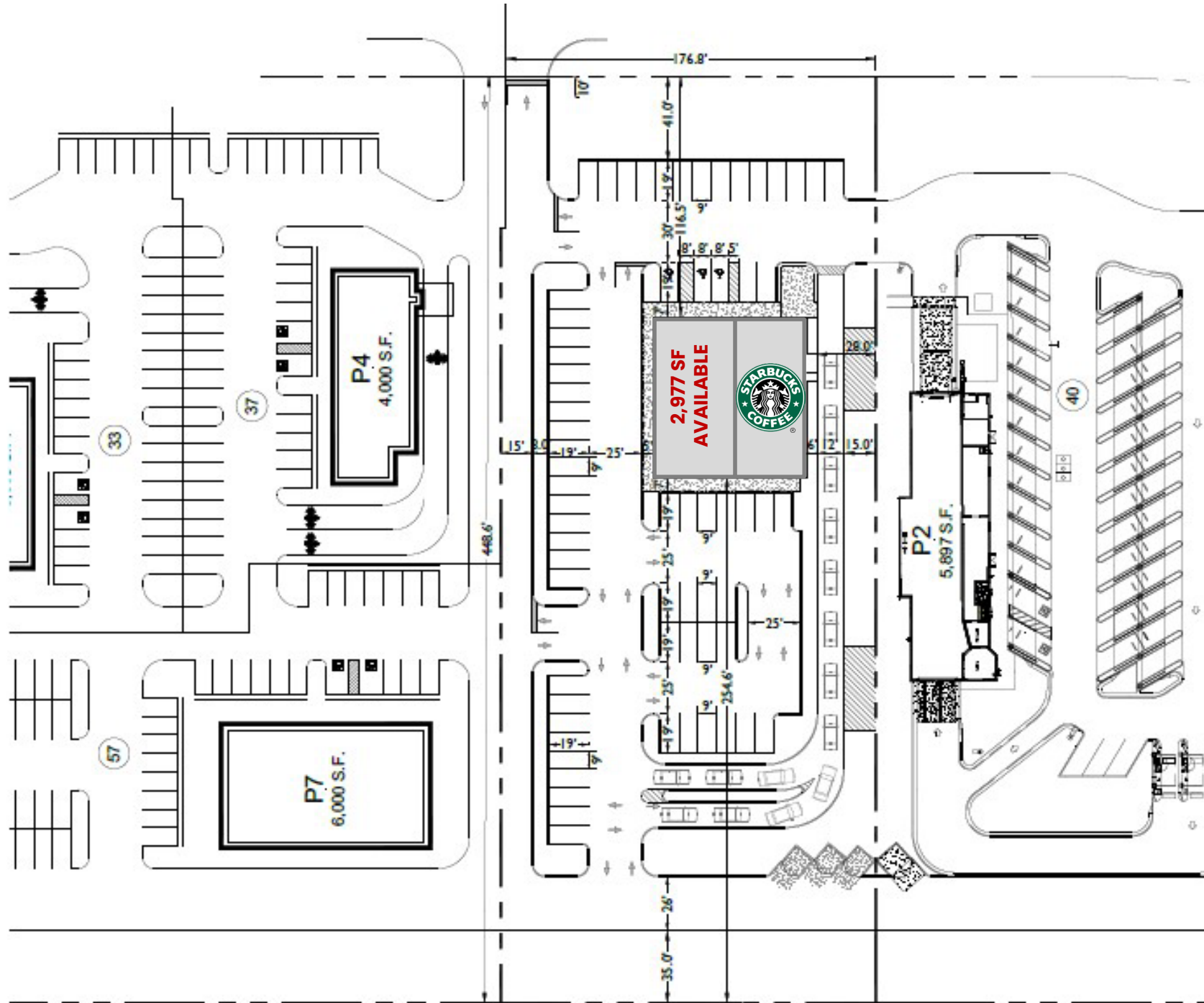
2304 South Higley Road,  
Gilbert, AZ, 85295



Gabriel Schuchman | 248.646.9999 | gabe@alrigusa.com  
Faith Fruciano | 248.983.5520 | faith@alrigusa.com







# New Retail Development – Gilbert, AZ

Available for Lease

## Property Address

2304 South Higley Road, Gilbert AZ, 85295

## Property Highlights

- Brand new multi-tenant retail development consisting of up to **2,977 SF** available for lease with a drive-thru neighboring Williams Field High School with over 1,880 students
- Strategically located near two full-diamond interchanges along Loop 202 SanTan Freeway where both Williams Field Road & Higley Road act as trafficked arterial for rush hour commutes
- Nearby retailers include, Circle K, Walgreens, Best Buy, Starbucks and Wingstop

## City Overview



Gilbert was once known as the “Hay Shipping Capital of the World”



Gilbert typically has over 300 days of sunshine annually.






In 2006, Gilbert AZ was named the safest town in the United States.



34.5% of all citizens of Gilbert had received a minimum of a bachelor's degree

## Availability

**2,977 SF** available  
(can be demised)

Demographics	1 Mile	3 Mile	5 Mile
 Population	19,310	106,968	248,915
 Households	6,334	34,679	80,260
 Average HH Income	\$114,542	\$117,178	\$119,694
 Daytime Employment	15,041	97,038	222,987

©ALRIG USA Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited ALRIG USA and ALRIG USA logo are service marks of ALRIG USA and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective OWNERS.