



RETAIL PROPERTY FOR LEASE

1245 NORTH GILBERT RD

NEC GILBERT RD & HOUSTON AVE,
GILBERT, AZ

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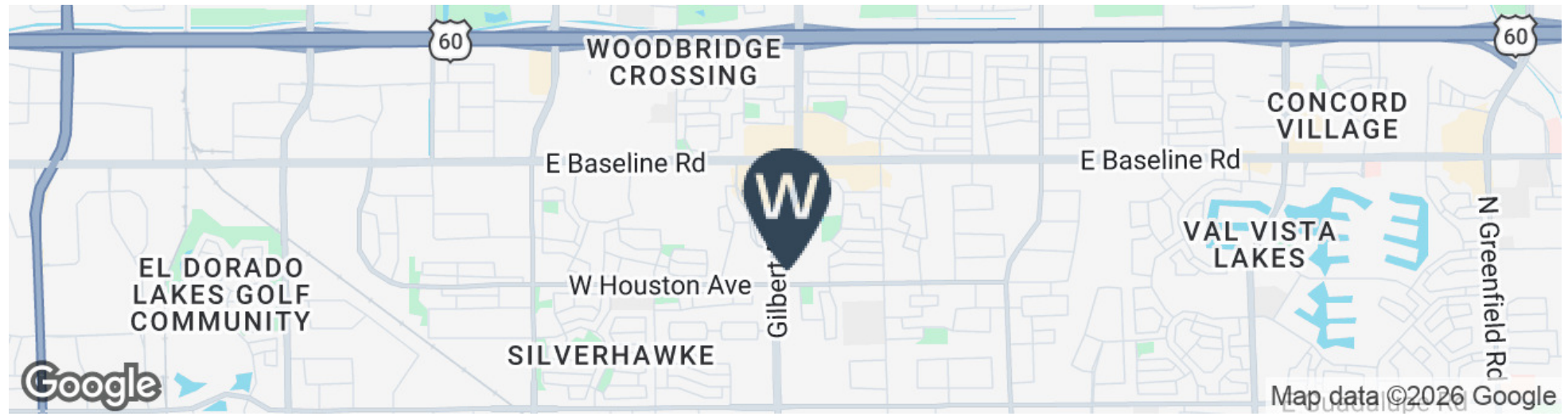
Phoenix AZ, 85016

602.778.3747 | w-retail.com



1245 N GILBERT RD - FREESTANDING BLDG WITH DRIVE THRU

1245 N Gilbert Road Gilbert, AZ 85234



LOCATION DESCRIPTION

NEC Gilbert Rd & Houston Ave

PROPERTY HIGHLIGHTS

- 2,775 SF FREESTANDING BUILDING FOR LEASE WITH DRIVE THRU & WALK-UP WINDOW
- COVERED SEATING AREA
- Gilbert Rd Frontage
- 39,015 ADT along Gilbert Rd
- HH Income \$124,381 in 3 miles

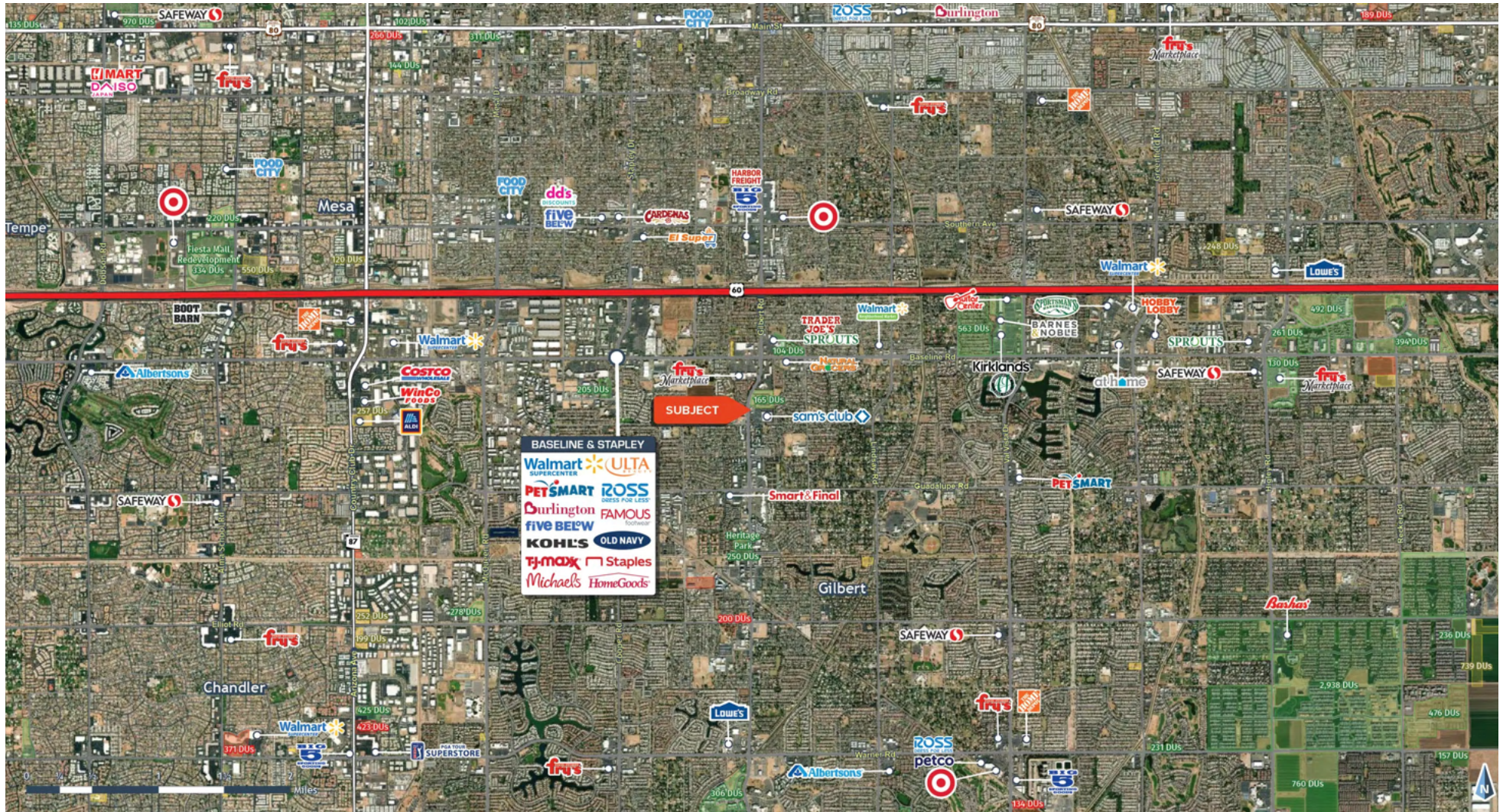
AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	2,775 SF	Lease Rate:	CONTACT FOR PRICING

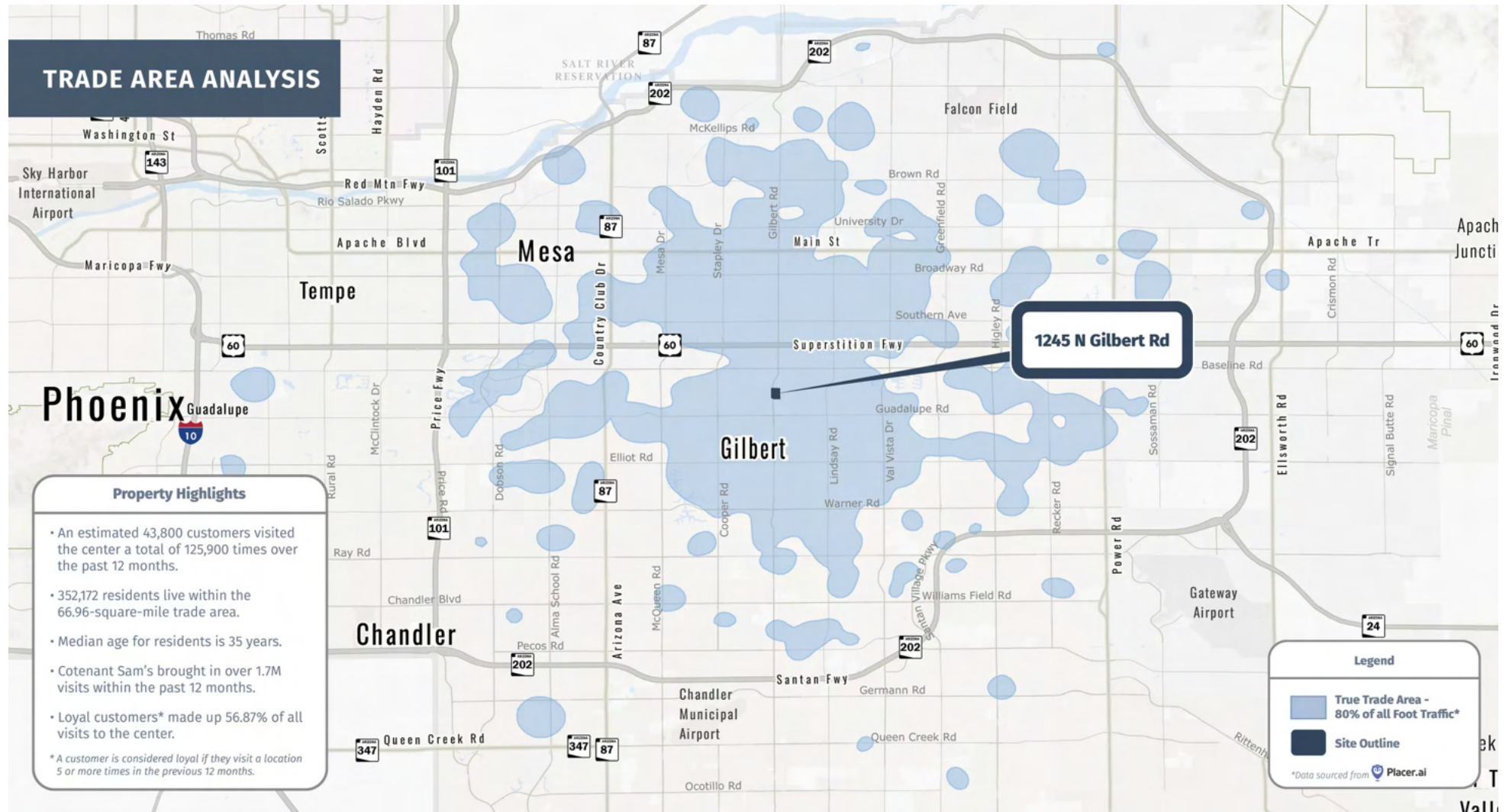
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
FREESTANDING BUILDING WITH DRIVE THRU & WALK-UP WINDOW	Available	2,775 SF		CONTACT FOR PRICING	COVERED SEATING AREA

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	16,768	140,514	407,175
Median Age	35.2	35.7	36.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$93,856	\$95,939	\$89,308
Average	\$119,169	\$124,381	\$117,212



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	743	5,792	13,804
Employees	6,750	60,592	154,725
Daytime Population	16,906	145,345	398,996



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	51.0%	46.8%	47.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	65.7%	62.7%	63.8%
Services	16.6%	17.6%	16.8%
Blue Collar	17.7%	19.6%	19.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,654	51,419	156,003
Median Home Value	\$492,702	\$470,239	\$459,848

* 2026 Demographic data derived from ESRI

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