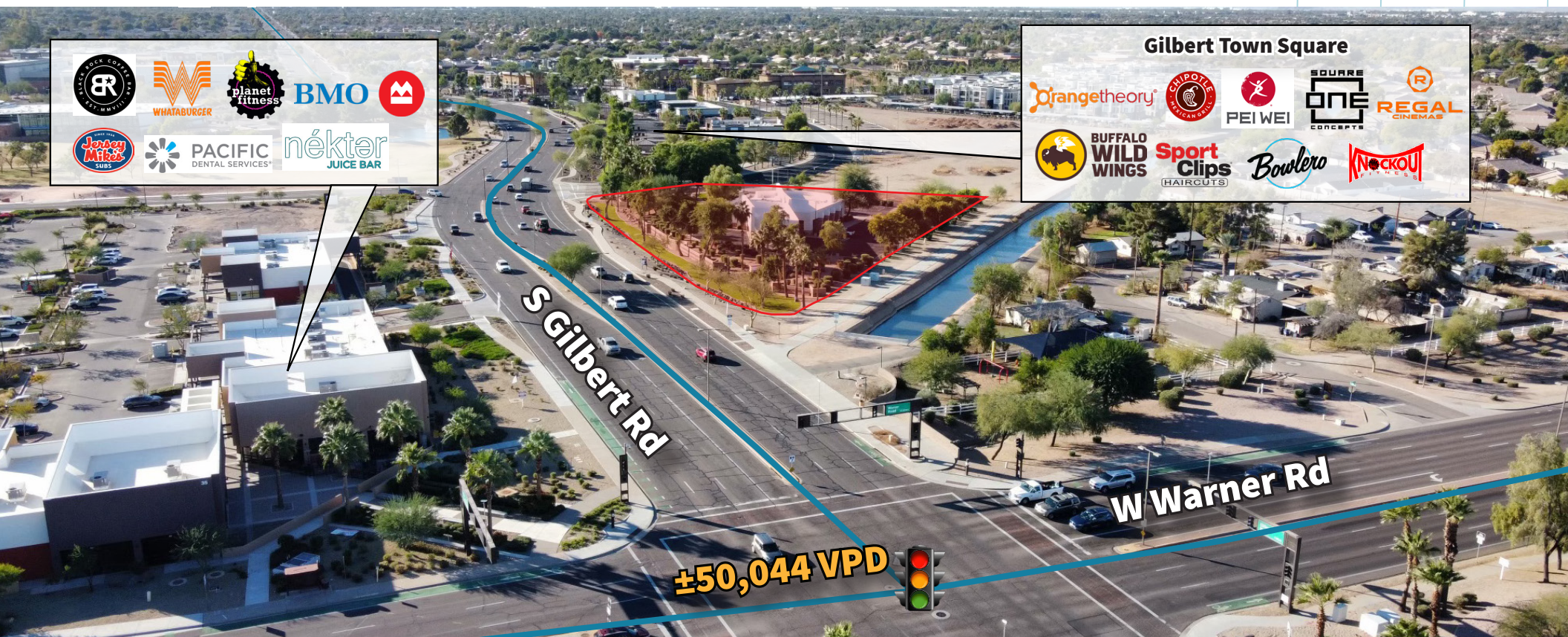


Former Bank Branch

Available for lease, build-to-suit or ground lease

±4,612 SF | 900 S Gilbert Rd, Gilbert, AZ



50K+ VPD

at Intersection*



High Visibility

from Gilbert Rd



\$137K+HH Income

avg. within 1 mile*

Listing agents:

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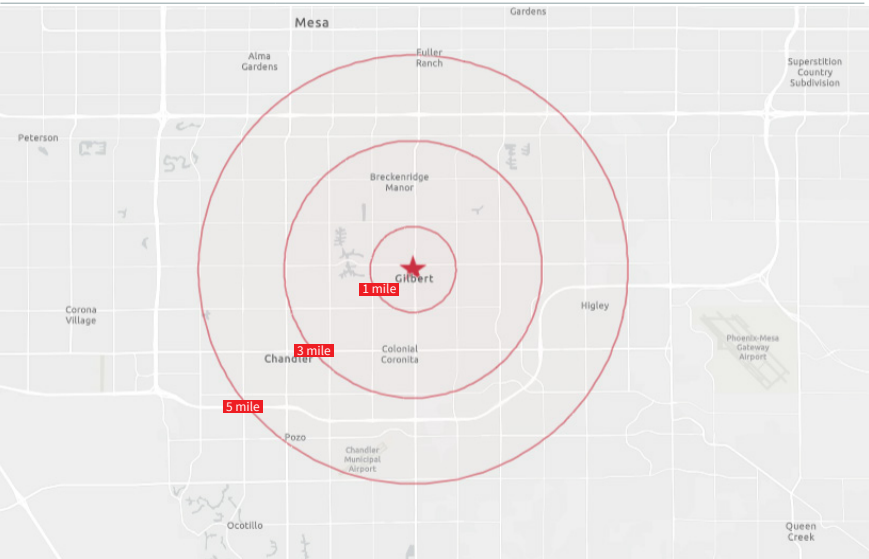
Connor Sampson

Associate

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For Lease | 900 S. Gilbert Rd

Building SF	±4,612 SF
Land SF	±1.508 AC ±65,688 SF
Address	900 S. Gilbert Rd, Gilbert, AZ 85296
Parcel Number(s)	302-82-979
Zoning	SC
Current Use	Former Bank Branch
Year Built	±2003
Parking	49 spaces (47 standard & 2 handicapped)
Additional Info	Available for Lease, Build-To-Suit or Ground Lease



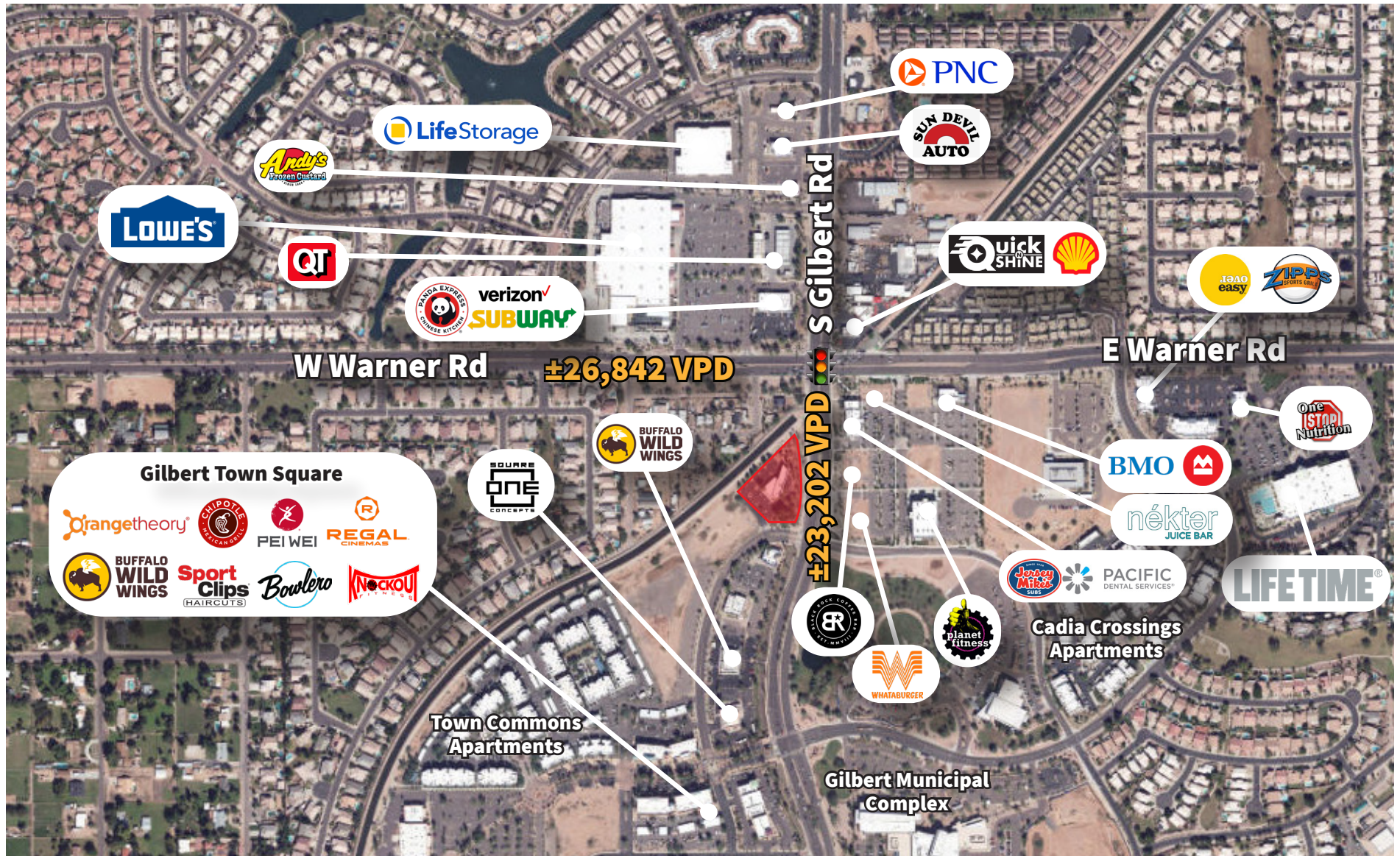
2023 Demos*	1 Mile	3 Mile	5 Mile
Total population	17,707	132,068	358,524
Total households	6,496	47,613	128,680
Median age	36.9	35.8	34.2
Avg. household income	\$137,032	\$129,720	\$121,601

2028 Estimated Demos*	1 Mile	3 Mile	5 Mile
Total population	18,066	133,911	364,008
Total households	6,708	48,796	131,936
Median age	37.4	36.5	34.7
Avg. household income	\$158,122	\$150,036	\$140,773

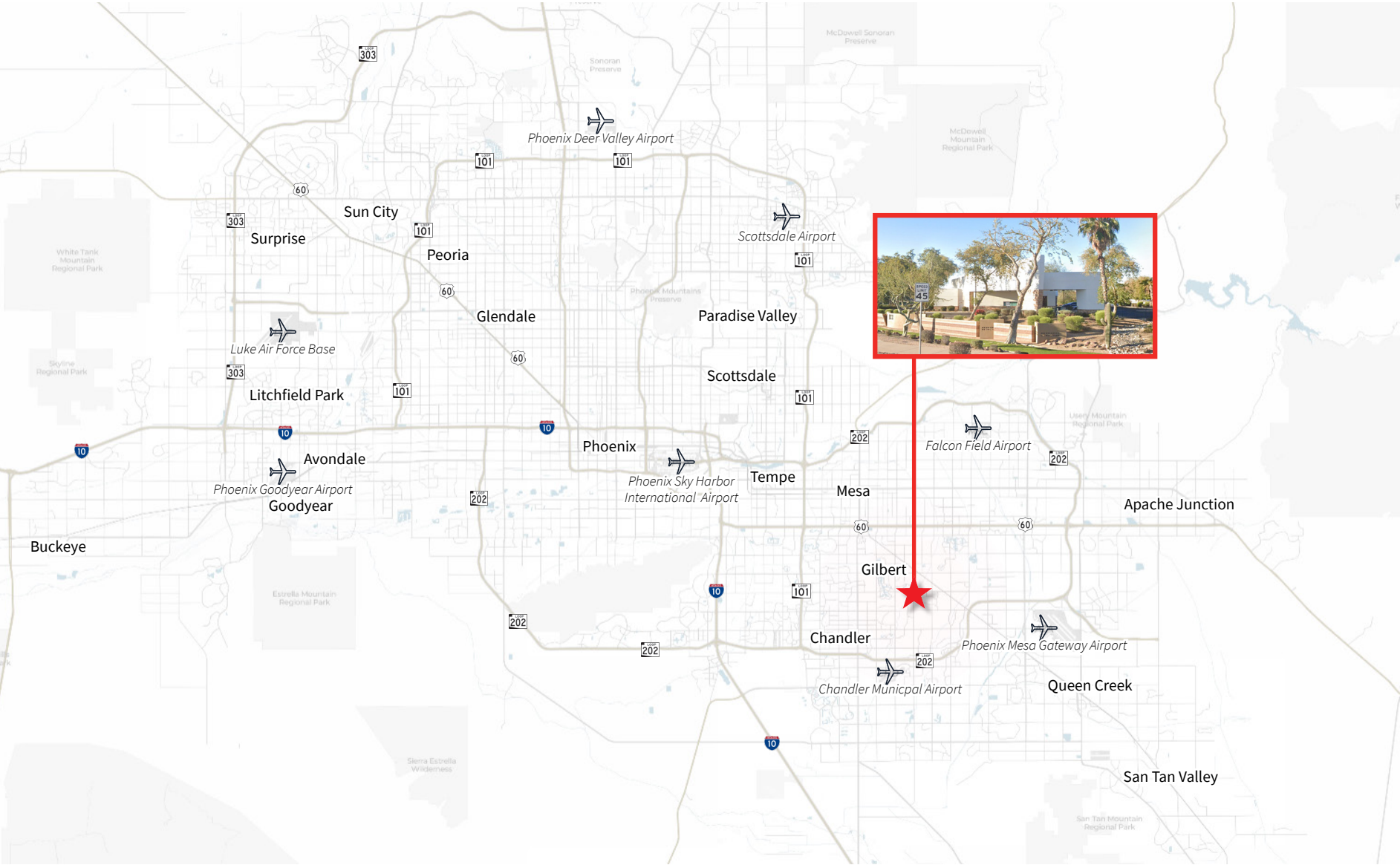




Retail corridor aerial



Market aerial



Thank you

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