## **Former Bank Branch**

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

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









#### Listing agents:

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#### For Lease | 900 S. Gilbert Rd

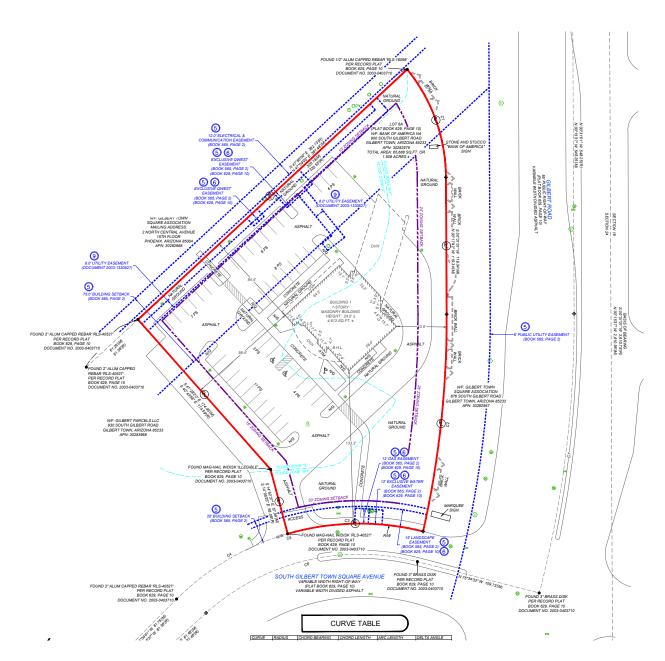
Building SF	±4,612 SF
Land SF	±1.508 AC   ±65,688 SF
Address	900 S. Gilbert Rd, Gilbert, AZ 85296
Parcel Number(s)	302-82-979
Zoning	SC
Current Use	Former Bank Branch
Year Built	±2003
Parking	49 spaces (47 standard & 2 handicapped)
Additional Info	Available for Lease, Build-To-Suit or Ground Lease

	Mesa	
Aln Gard	5 Fuller Ranch	Superstition Country Subdivision
Peterson E3 52	Table Market	
7	Breckenridge Manor	
<	S. CHARLES	
Corona Village	1 mile	Higley
	and a mile Coronita	Phoenix-Mesa Gateway Alrpert
5 mile	2020	
	Chandler Municipal Alrport	
Ocotillo		Queen Creek

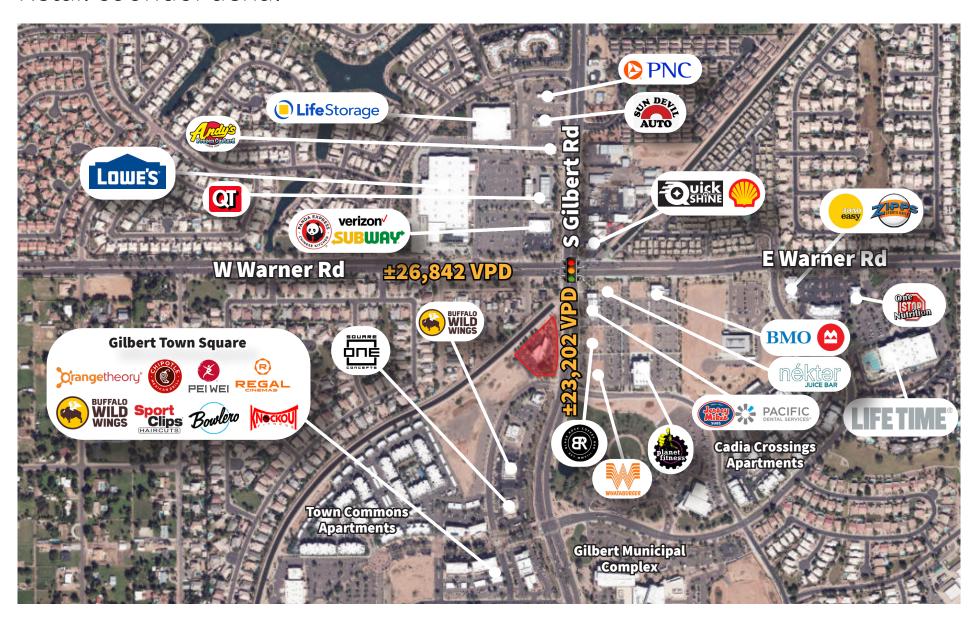
2023 Demos*	1 Mile	3 Mile	5 Mile
Total population	17,707	132,068	358,524
Total households	6,496	47,613	128,680
Median age	36.9	35.8	34.2
Avg. household income	\$137,032	\$129,720	\$121,601
2028 Estimated Demos*	1 Mile	3 Mile	5 Mile
2028 Estimated Demos*  Total population	<b>1 Mile</b> 18,066	<b>3 Mile</b> 133,911	<b>5 Mile</b> 364,008
Total population	18,066	133,911	364,008



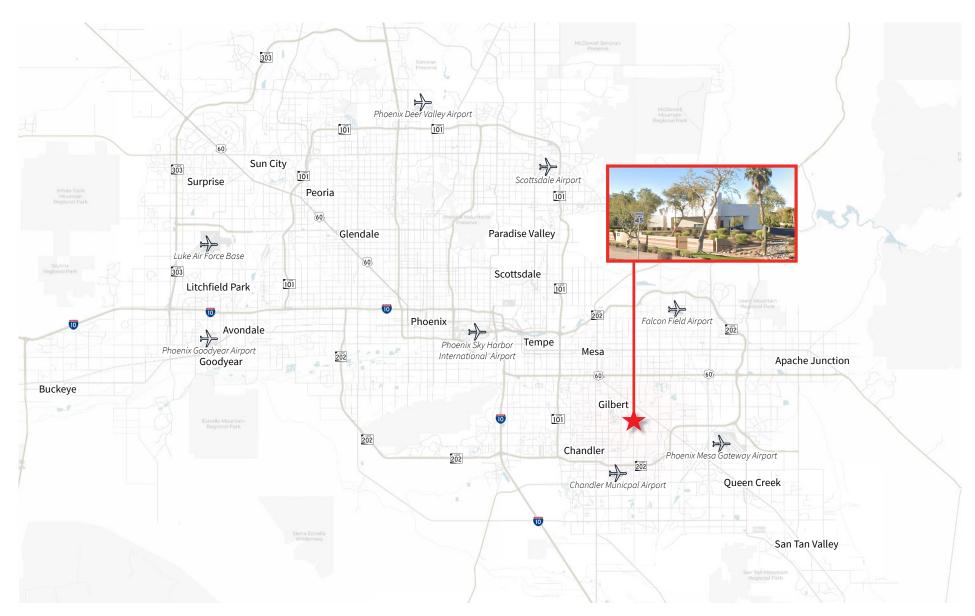
## Parcel overview



### Retail cooridor aerial



## Market aerial





# Thank you

#### **Listing brokers:**

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