

GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD.
GILBERT, AZ 85234

RETAIL PROPERTY FOR LEASE

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LOCATION DESCRIPTION

Gilbert Tuscan Village is the epitome of prime commercial real estate at this exceptional property in Gilbert. Located on the busy intersection of Guadalupe Road and Higley Road, this center offers unparalleled visibility and accessibility. The dense surrounding population of residents, coupled with high household incomes, presents an opportunity for retail success. With the continued residential growth in the area, businesses can tap into a steadily expanding customer base. Rise Up Bakery, Henhouse Café, Barking Dogs, Mathnasium, Simplicity Laser, and Acts of KIDness Pediatrics are a few of the family-oriented tenants that support the Gilbert community, contributing to the center's vibrant, neighborhood-focused atmosphere and making it an ideal location for businesses looking to thrive in a dynamic, growing market.

PROPERTY HIGHLIGHTS

- Conveniently located 1 mile South from the US 60 (Superstition) Freeway with high traffic flow of 203,901 VPD
- Prominent monument signage opportunities available for heightened brand visibility
- 5-Mile Trade Area include 128,797 households/average family size of 3.08
- High income area with strong disposable incomes.

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OFFERING SUMMARY

Available SF:	2,615 SF - 5,059 SF
Building Size:	49,415 SF
Vehicles Per Day:	Higley Road - 33, 663
	Guadalupe Road - 33, 817
Major Tenants:	ACE Hardware, Rise Up Bakery, Tia Rosa, Henhouse Cafe

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$170,389	\$130,986	\$114,950
Total Population	11,618	115,862	335,369
Total Households	3,601	41,368	128,797



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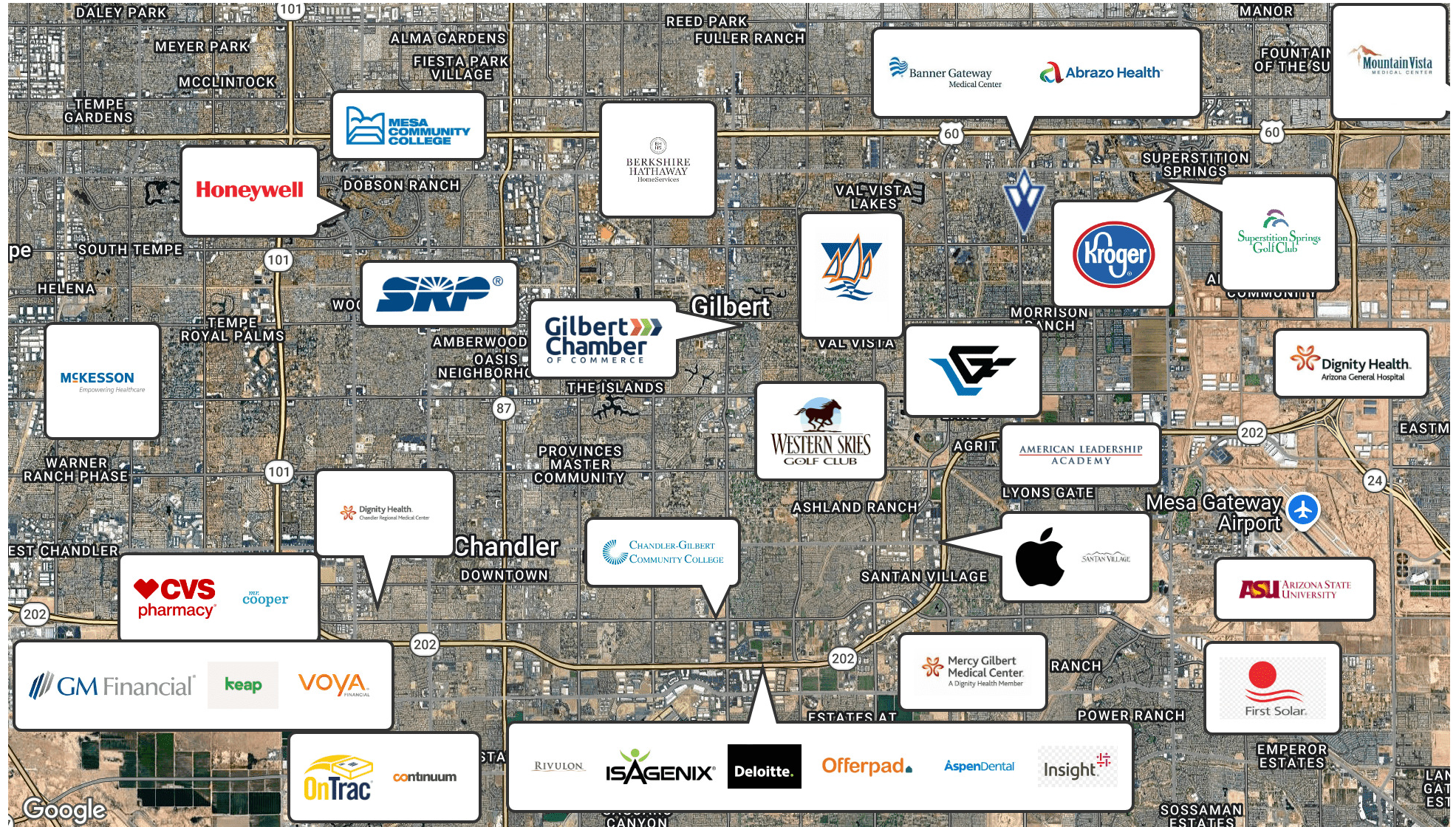
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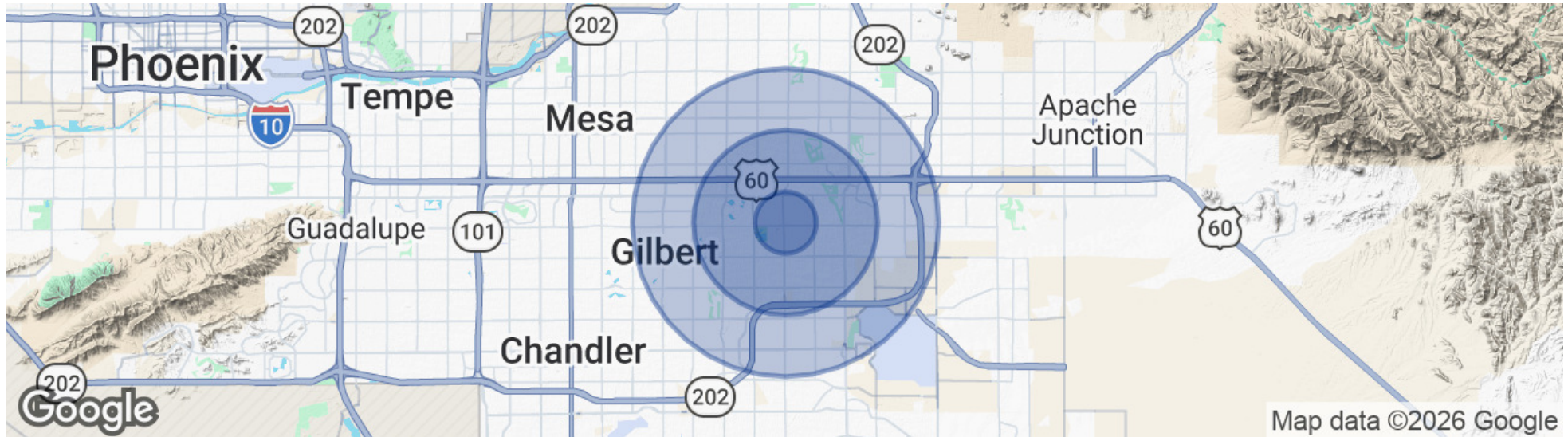
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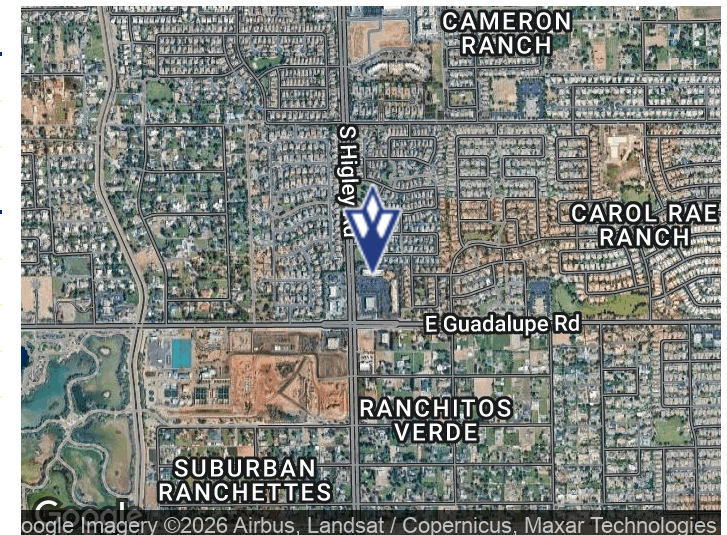
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,618	115,862	335,369
Median age	37.1	37.3	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,601	41,368	128,797
# of persons per HH	3.21	2.77	2.58
Average HH income	\$170,389	\$130,986	\$114,950
Average house value	\$627,532	\$566,295	\$490,230

* Demographic data derived from 2020 ACS - US Census



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