

PAD AVAILABLE | SWC BASELINE RD & GILBERT RD | GILBERT, AZ



ACRES:

±0.70

SQUARE FEET:

±30,279

ZONING:

SC

ADDRESS:

1845 E BASELINE ROAD, GILBERT AZ 85233

SUMMARY:

This Fry's anchored neighborhood center is located in the city of Gilbert, AZ. The surrounding trade area boasts a population of nearly 400,000 residents and almost 400,000 workers with an average annual household income above \$80,000. Over 98,000 vehicles per day pass through the intersection of Baseline Rd and Gilbert Rd.



2415 E Camelback Rd, Suite 900
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OVERVIEW - SWC BASELINE RD & GILBERT RD | GILBERT, AZ

TRAFFIC COUNTS

Baseline Road: ± 47,684 VPD

Gilbert Road: ± 50,703 VPD

Total Traffic: ± 98,387 VPD

DEMOGRAPHICS

Average Household Income

1 Mile **3 Miles** **5 Miles**

\$83,489 \$83,876 \$83,546

Total Population

1 Mile **3 Miles** **5 Miles**

16,146 154,471 417,090

Daytime Population

1 Mile **3 Miles** **5 Miles**

15,907 147,074 393,023

Total Households

1 Mile **3 Miles** **5 Miles**

5,853 81,931 151,323

AVAILABLE

- PAD ± 30,279 SF, 0.70 AC



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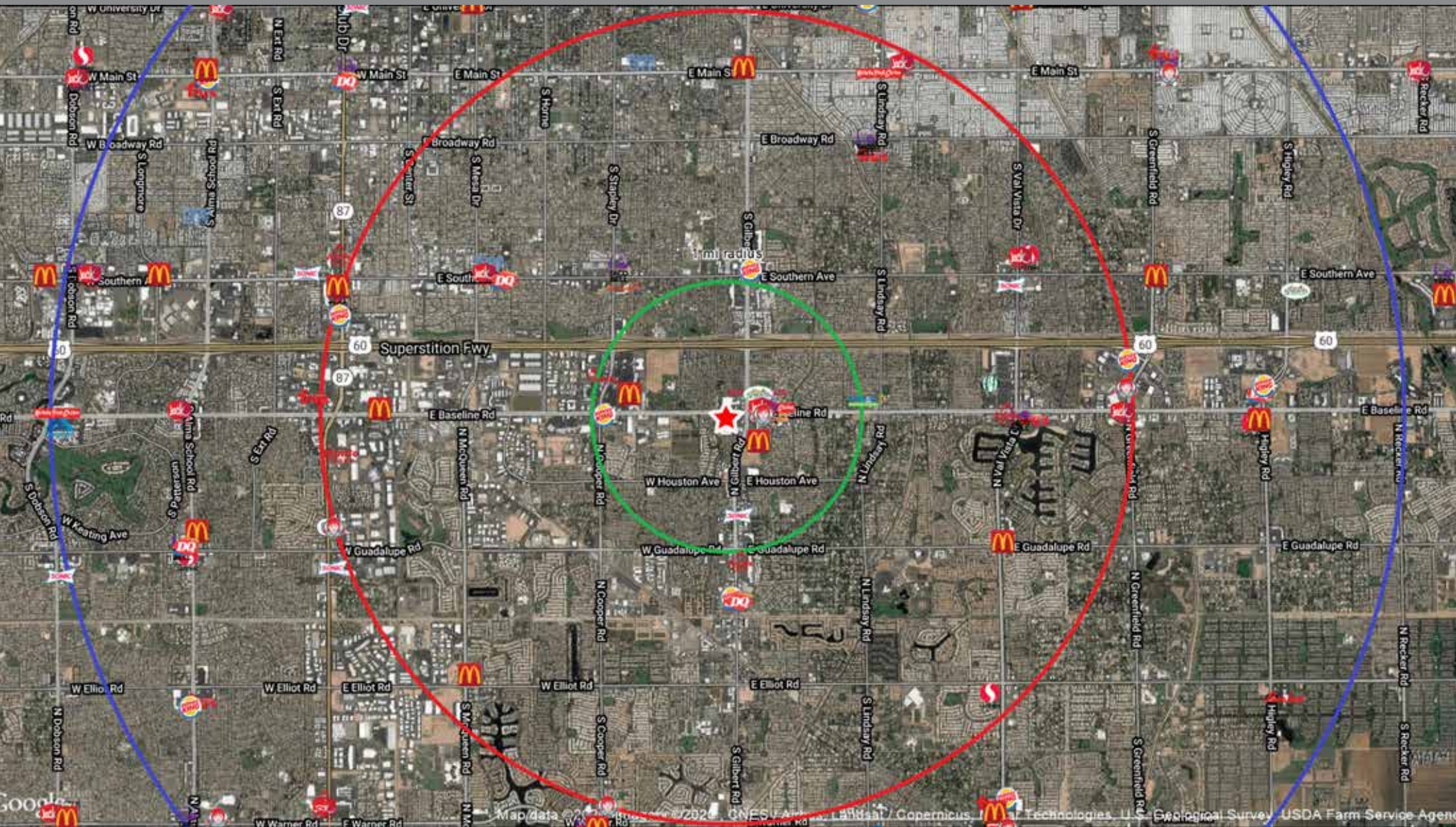
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FRY'S FOOD - SWC BASELINE RD & GILBERT RD | GILBERT, AZ



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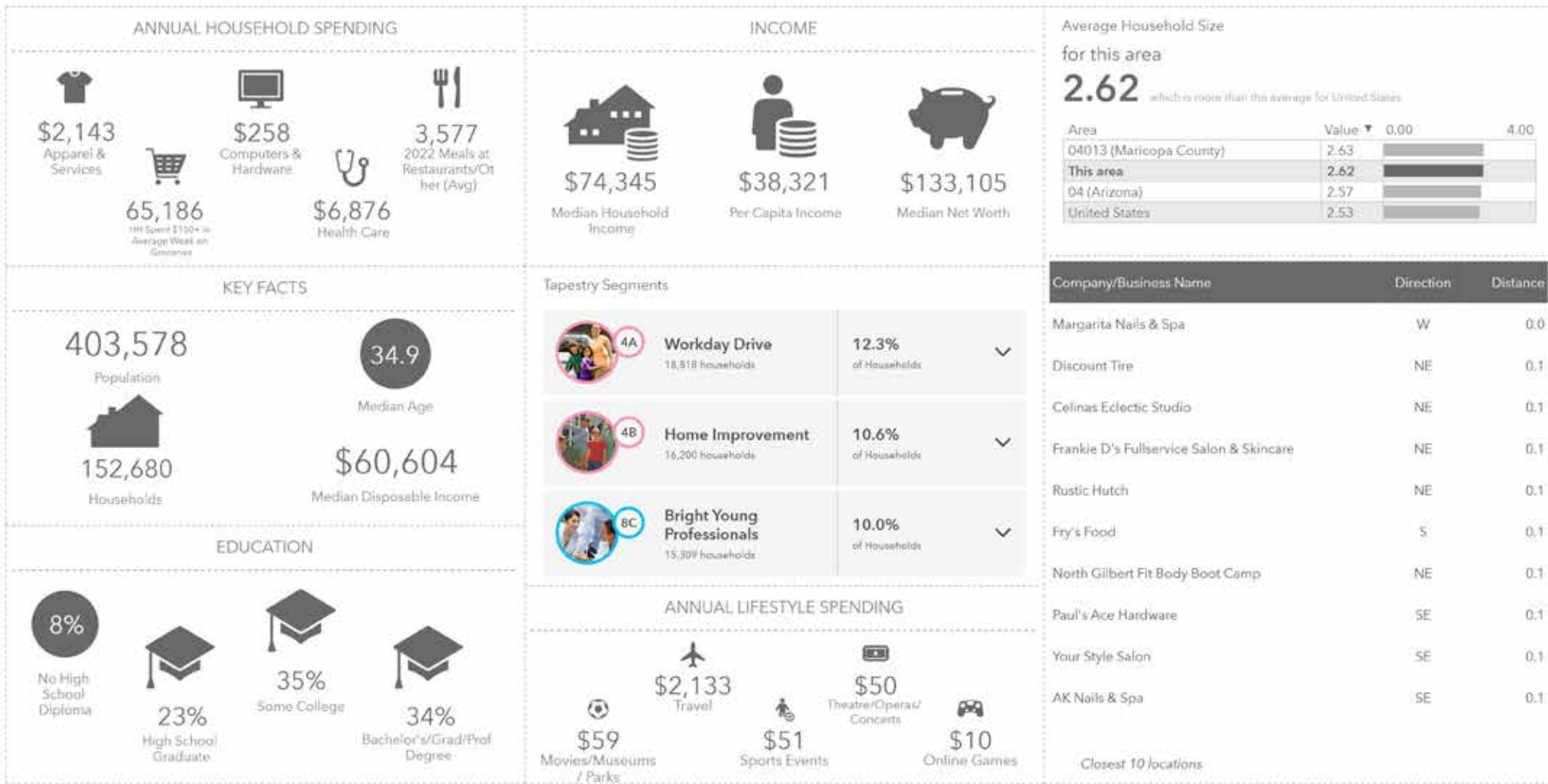
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DEMOGRAPHICS (3 MILES) - SWC BASELINE RD & GILBERT RD | GILBERT, AZ



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