

GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD.
GILBERT, AZ 85234

RETAIL PROPERTY FOR LEASE

INGRID TUCKER

LEASING AGENT
itucker@whitestonereit.com
p: 480.397.1941



GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD., GILBERT, AZ 85234



PROPERTY DESCRIPTION

Experience the epitome of prime commercial real estate at this exceptional property in Gilbert, AZ. Boasting a strategic location at the intersection of Guadalupe Road and Higley Road, this space offers unparalleled visibility and accessibility. With a dense population of residents boasting disposable incomes, this location presents an opportunity for retail success. The property's proximity just 1 mile south of Highway 60 further enhances its accessibility and exposure to potential customers. Additionally, with continued residential growth in the area, tenants can tap into a steadily expanding customer base. Don't miss the chance to secure a coveted spot at this sought-after location, perfectly positioned for business prosperity.

PROPERTY HIGHLIGHTS

- Prime intersection location at Guadalupe Road and Higley Road. Proximity to Ace Hardware for increased foot traffic. Dense population with strong disposable incomes. Conveniently situated just 1 mile south of Highway 60. Opportunity to tap into continued residential growth in the area. High visibility for maximum exposure to potential customers. Accessible to a large customer base from surrounding neighborhoods.
- Ideal for businesses seeking a thriving retail environment. Prominent signage opportunities for heightened brand visibility. Ample parking for customer convenience. Well-suited for retail and service-oriented businesses. Proximity to major roadways for easy accessibility. Efficient layout conducive to various retail concepts. Surrounded by a mix of residential and commercial developments.

OFFERING SUMMARY

Available SF:	5,059 SF
Building Size:	49,415 SF
Vehicles Per Day:	61,300
Major Tenants:	ACE Hardware, Rise Up Bakery, Tia Rosa, Henhouse Cafe

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$133,188	\$91,928	\$75,640
Total Population	9,911	107,016	315,850
Total Households	3,175	41,027	135,280

INGRID TUCKER

LEASING AGENT
itucker@whitestonereit.com
p: 480.397.1941



WHITESTONE REIT

WHITESTONEREIT.COM



GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD., GILBERT, AZ 85234



INGRID TUCKER

LEASING AGENT
itucker@whitstonereit.com
p: 480.397.1941

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



WHITESTONE REIT

WHITESTONEREIT.COM



GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD., GILBERT, AZ 85234



INGRID TUCKER

LEASING AGENT

itucker@whitestonereit.com

p: 480.397.1941

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



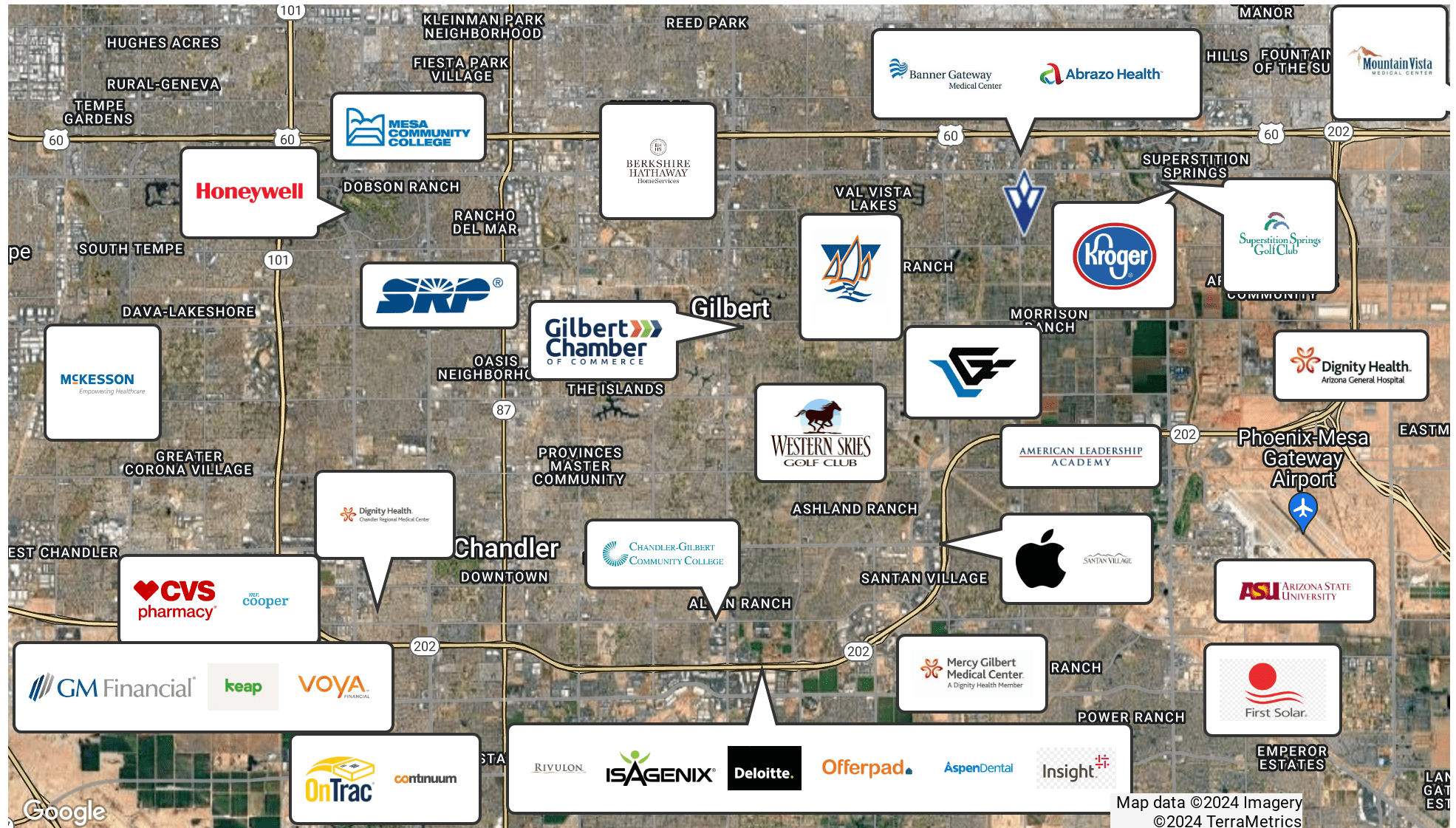
WHITESTONE REIT

WHITESTONEREIT.COM



GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD., GILBERT, AZ 85234



INGRID TUCKER

LEASING AGENT
itucker@whitestonereit.com
p: 480.397.1941



WHITESTONE REIT

WHITESTONEREIT.COM



GILBERT TUSCANY VILLAGE

GILBERT TUSCANY VILLAGE | 3244 EAST GUADALUPE RD., GILBERT, AZ 85234



INGRID TUCKER

LEASING AGENT
itucker@whitstonereit.com
p: 480.397.1941



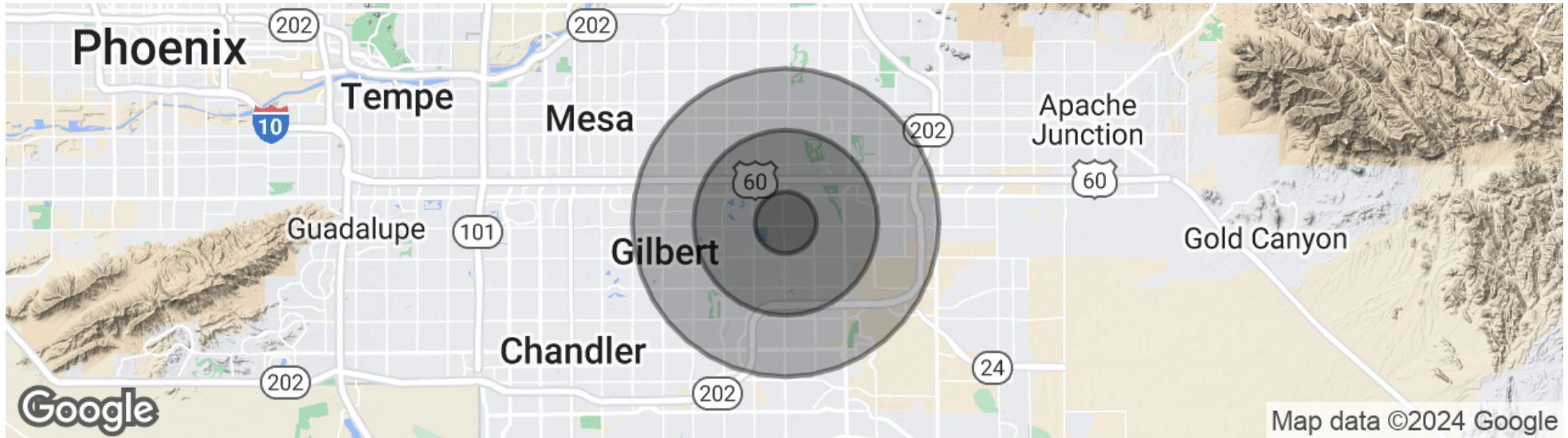
WHITESTONE REIT

WHITESTONEREIT.COM



GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD., GILBERT, AZ 85234

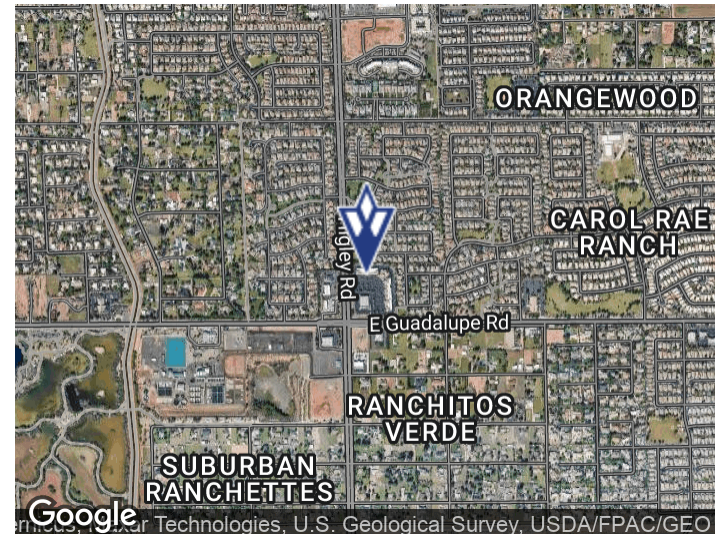


POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,911	107,016	315,850
Median age	37.7	36.7	39.5
Median age (Male)	38.7	35.5	38.1
Median age (Female)	36.8	38.0	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,175	41,027	135,280
# of persons per HH	3.1	2.6	2.3
Average HH income	\$133,188	\$91,928	\$75,640
Average house value	\$350,894	\$305,480	\$249,685

* Demographic data derived from 2020 ACS - US Census

INGRID TUCKER

LEASING AGENT
itucker@whitestonereit.com
p: 480.397.1941



WHITESTONE REIT

WHITESTONEREIT.COM