



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## FOR LEASE

3,923 SF Available

\$126,000+ Average  
Household Income Within  
a 5-Mile Radius

Over 200,000 Residents  
Within a 5-Mile Radius

Over 38,000 VPD  
at Intersection

Recently Signed Lease For  
Goldfish Swim School In  
Adjacent Space

Lots of Parking

Join:



(Coming Soon)



## HIGLEY PAVILIONS

NWC Higley Rd. & Queen Creek Rd.  
4588 S. Higley Rd., Gilbert, AZ 85297



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
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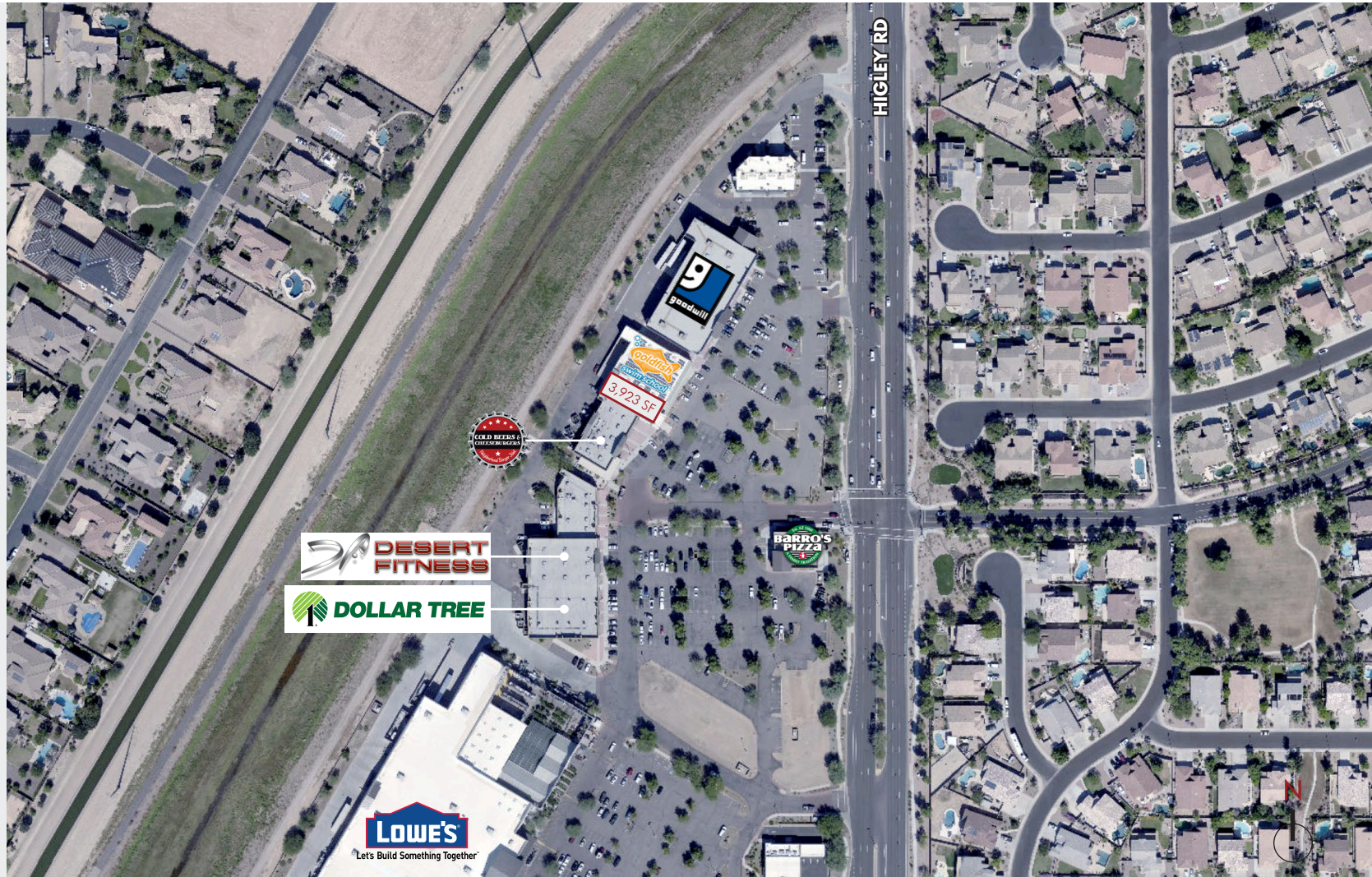
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The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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### DEMOGRAPHICS

(2020)

#### Population Estimates

1 Mile	9,395
3 Mile	83,374
5 Mile	200,010

#### Average Household Income

1 Mile	\$130,817
3 Mile	\$123,324
5 Mile	\$126,669

#### Households

1 Mile	2,934
3 Mile	27,642
5 Mile	65,187

### TRAFFIC COUNT

(2020)

Queen Creek Rd	E: 15,188
Higley Rd	W: 10,232
	N: 31,176
	S: 19,444



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