



**FORMER BANK WITH DRIVE
THRU FOR SALE**

N/NWC HIGLEY ROAD & QUEEN CREEK ROAD | GILBERT, AZ

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at home **Ashley** HOMESTORE
 The Home Decor Superstore

NATURAL TRADER
GROCCERS JOE'S **DOLLAR TREE**

SportClips **verizon** **CVS**

SPROUTS **FARMERS MARKET** **KOHL'S**

Harkins Theatres **BEST BUY** **DICK'S SPORTING GOODS**

macy's **HomeGoods**

NORDSTROM **BARNES & NOBLE** **Total Wine & MORE**

rack **Dillard's** **Apple** **H&M**

FOREVER 21 **SEPHORA** **KAY** **KONA GRILL**

fray's **BURGER KING** **TACO BELL**

pet planet **Auto Zone** **FAS**

Little Caesars **Great Clips**

Cookie Co. **Hash Kitchen** **ACE Hardware**

WinCo FOODS **ALDI**

Great Clips

Walmart SUPERCENTER **Sams CLUB** **DSW DESIGNER SHOE WAREHOUSE**

BIG LOTS! **OLD NAVY** **JO-ANN** **BED BATH & BEYOND**

SUPERCUTS **Marshalls** **Mobile** **ULTA**

OfficeMax **KIRKLAND'S** **EYEGLASS WORLD** **Bank of America**

GameStop **DISCOUNT TIRE** **usbank** **Batteries + Bulbs**

fray's **CVS** **Banner Urgent Care**

ES FITNESS **CHASE** **SUBWAY**

BUCKS **ups** **Jack In the box** **PROTEIN-HOUSE** **SUPERCUTS**

COSTCO WHOLESALE **Starbucks** **TACO BELL**

Arby's **smashburger** **KNEADERS** **MOD**

Safe Rio MEXICAN GRILL **Poibelly SANDWICH SHOP** **MIDFIRST BANK**

THE HOME DEPOT **Public Storage** **CVS**

CHASE **DUNKIN'** **TACO BELL**

BURGER KING **ES FITNESS** **BIG O TIRES**

TUTOR TIME **O'Reilly AUTO PARTS**

Arby's **Starbucks** **K** **ONE STOP NUTRITION** **SUNSHINE CITY**

SAJAD **MIDFIRST BANK** **Auto Zone**

KinderCare **LITTLE SISTERS PLAYHOUSE & PRESCHOOL**

Walgreens **SONIC**

LOWE'S **DOLLAR TREE** **Goodwill**

BARROS PIZZA **DQ** **Starbucks** **Falco's**

CORNERSTONE AUTO SPA **SportClips** **Banner Urgent Care**

FIREHOUSE SUBS **verizon** **CUBESMART** **OneAZ CREDIT UNION** **BRAKE MASTERS** **Vitas**

SAFeway **Walgreens**

Bank of America **SHOPPERS SUPPLY** **babb's**

WELLS FARGO **McDonald's** **ups**

ROSATI'S **usbank** **SUBWAY**

Great Clips **SUPERCUTS** **Firestone**

planet fitness **Jack In the box** **BR** **SUPER STAR CAR WASH**

SUBWAY **Little Caesars** **BoSa DONUTS**

SITE



SANTAN VILLAGE PARKWAY

WILLIAMS FIELD ROAD

202

POWER ROAD

PECOS ROAD

Dignity Health
 Mercy Gilbert Medical Center

GREENFIELD ROAD

GERMANN ROAD

VAL VISTA DRIVE

HIGHLAND ROAD

QUEEN CREEK ROAD

Property Features

- The population in a five-mile radius is ±239,885 (Source: ESRI)
- Over 51,000 vehicles per day at the intersection with ±28,483 vehicles per day Higley Road and ±22,538 vehicles per day on Queen Creek Road
- The site has a strong average household income of ±\$204,454 per year within a one-mile radius (Source: ESRI)
- Employee/Daytime population of over 203,000 within a 5 mile radius
- Approximately 2.5 miles from Loop 202 with over ±163,745 vehicles per day

Demographics: *ESRI 2025

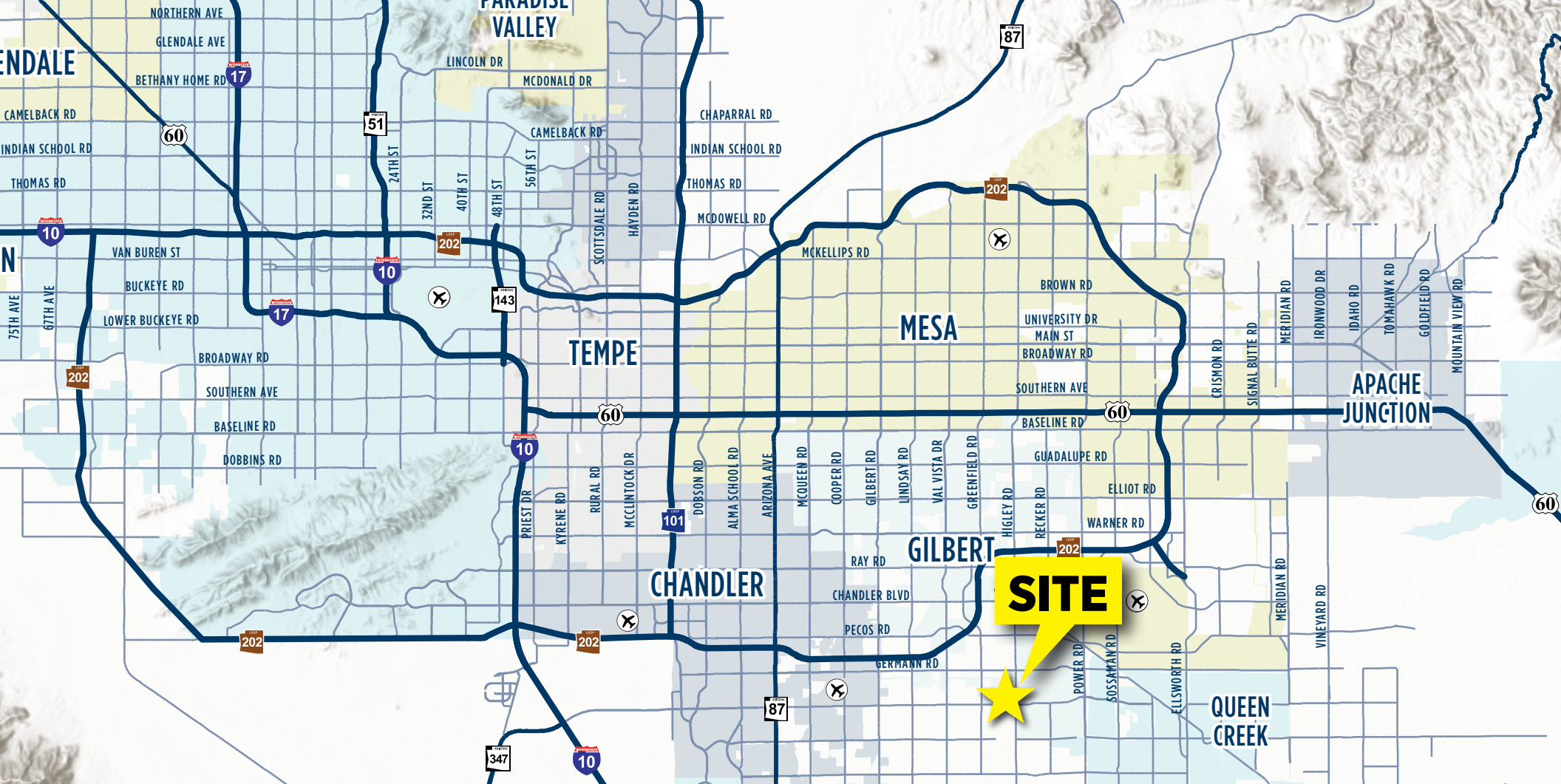
	1 Mile	3 Mile	5 mile
Population	10,874	98,250	239,885
Average HH Income	\$204,454	\$184,092	\$180,537
Households	3,093	30,701	76,548

Property Summary

Address:	4718 S Higley Rd, Gilbert, AZ 85297
Building Size:	±4,281 SF
Lot Size	±1.13 AC
APN:	304-59-972
Year Built:	2012
Zoning:	GC, City of Gilbert

Traffic Counts: *ADOT

NORTH ON HIGLEY ROAD	±27,103 VPD
SOUTH ON HIGLEY ROAD	±28,483 VPD
WEST ON QUEEN CREEK ROAD	±22,538 VPD
EAST ON QUEEN CREEK ROAD	±17,639 VPD



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