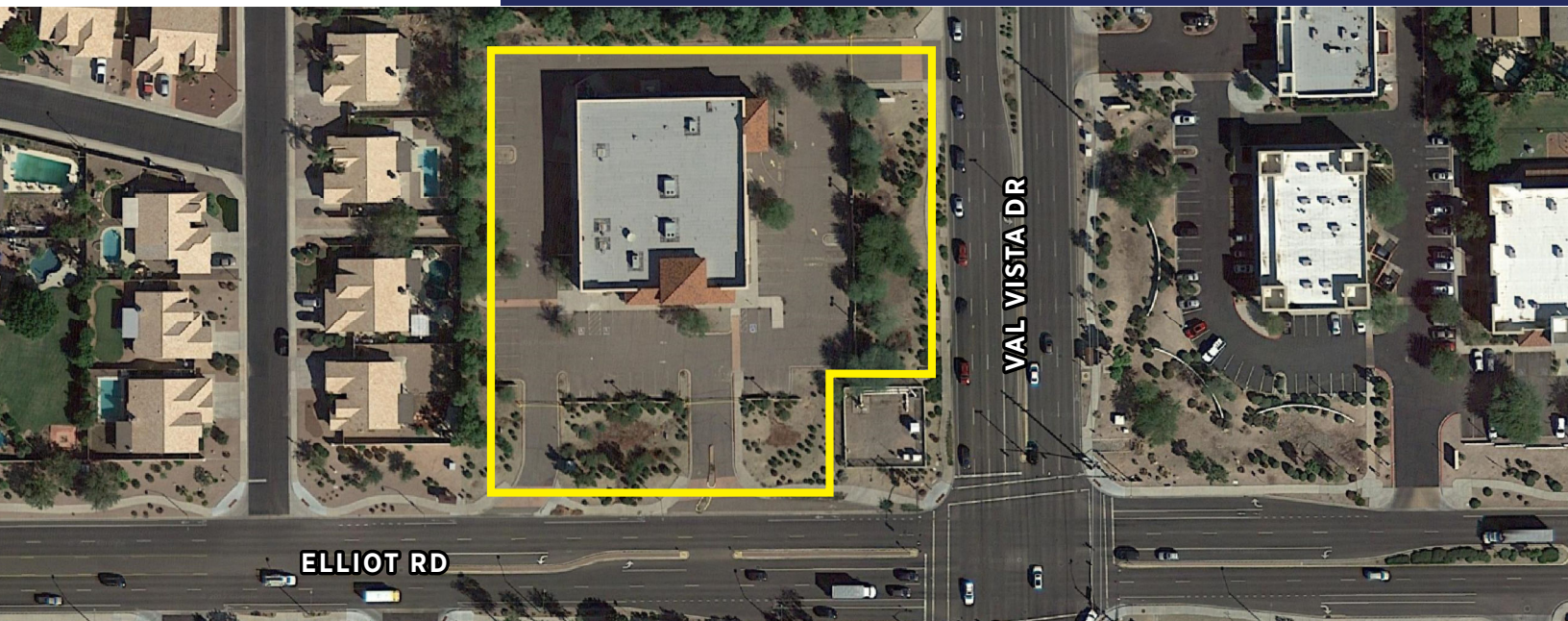


**BUILDING  
AVAILABLE  
FOR SALE  
GILBERT, AZ**

# FORMER CVS/pharmacy®

1560 EAST ELLIOT ROAD  
GILBERT, AZ



## PROPERTY INFORMATION

### FEATURES:

- **FREESTANDING FORMER CVS WITH DRIVE-THRU**
  - ±16,402 SF BUILDING
  - ±2.42 ACRES (105,620 SF)
- BUILT IN 1999
- SIGNALIZED INTERSECTION
- MONUMENT SIGNAGE
- STRONG DEMOGRAPHICS
- DENSE POPULATION
- HIGH INCOMES

### NEIGHBORING TENANTS:



## DEMOGRAPHICS ESRI 2022

### 2022 ESTIMATED POPULATION

1 MILE:	13,226
3 MILE:	126,375
5 MILE:	347,991

### 2022 ESTIMATED AVG. HH INCOME

1 MILE:	\$125,250
3 MILE:	\$127,589
5 MILE:	\$111,121

### 2022 ESTIMATED TRAFFIC COUNTS CO-STAR 2022

N/S ON VAL VISTA DRIVE: 30,744  
E/W ON ELLIOT RD: 20,155

## BRENT MALLONEE

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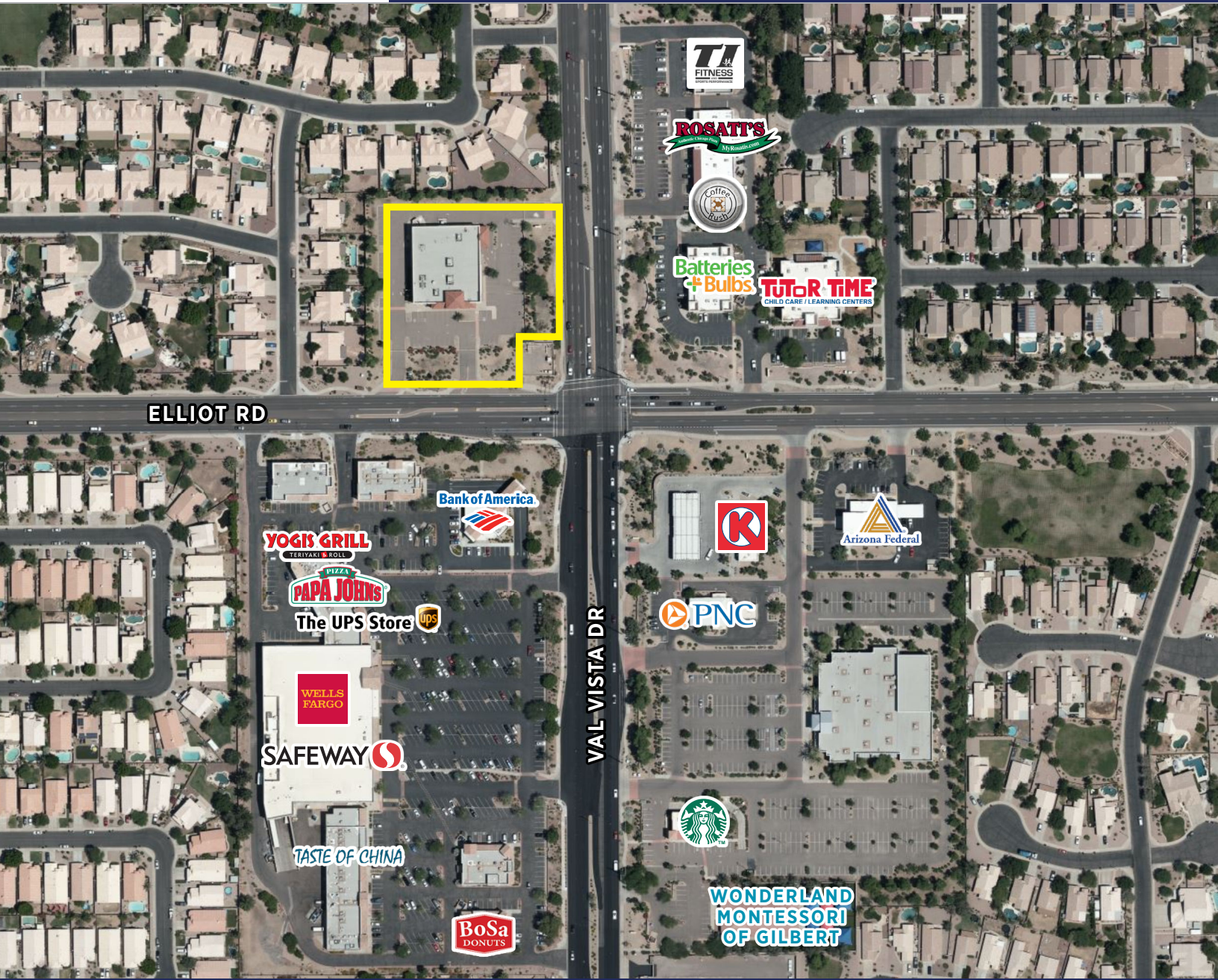




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