

**Available**



**709-727 W Ray Rd**  
Gilbert, Arizona 85233

## Property Features

- Anchored by Leading Edge Academy K-12 charter school
- Long term tenants
- Great traffic counts
- High household incomes
- High daytime population
- Great tenant mix
- Over 500+ students at K-12 school
- Signalized intersection



### Demographics

	1 Mile	2 Miles	3 Miles
Average Age:	38.4	34.6	34.7
Population:	15,889	136,407	339,981
Average HH Income:	\$106,848	\$88,266	\$93,067

### Traffic Counts

	VPD
N Cooper Rd	24,206
W Ray Rd	19,748

**For Lease: \$24.00 PSF + NNN**

**Matt Harper, CCIM**

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# Exterior Photos

For Lease  
**Cooper Square**  
SEC Ray Rd & Cooper | 1,002 SF Available



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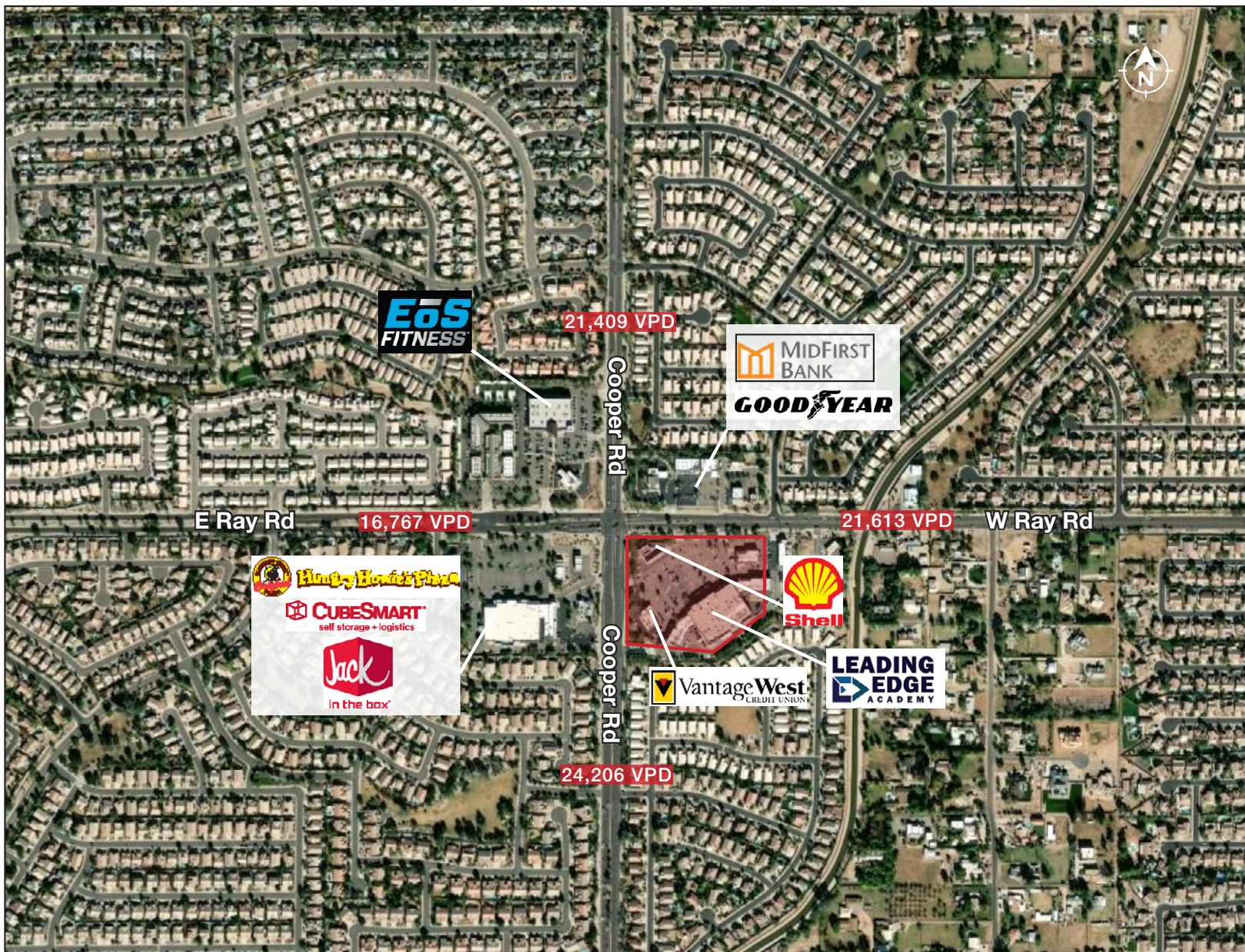
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# Aerial Map

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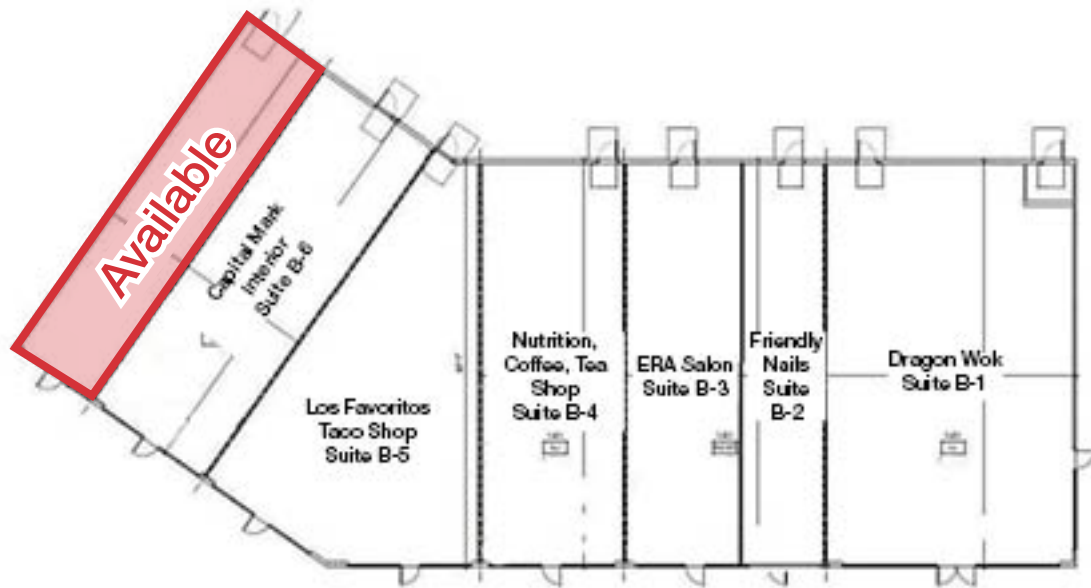
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# Availabilities

For Lease  
**Cooper Square**  
SEC Ray Rd & Cooper | 1,002 SF Available



FLOOR PLAN - SHOPS II  
2022-06-13



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