

VOLK COMPANY

ANCHOR SPACE AVAILABLE AT BUSY 5-WAY INTERSECTION SEC 7th Street & Dunlap Avenue Phoenix, Arizona



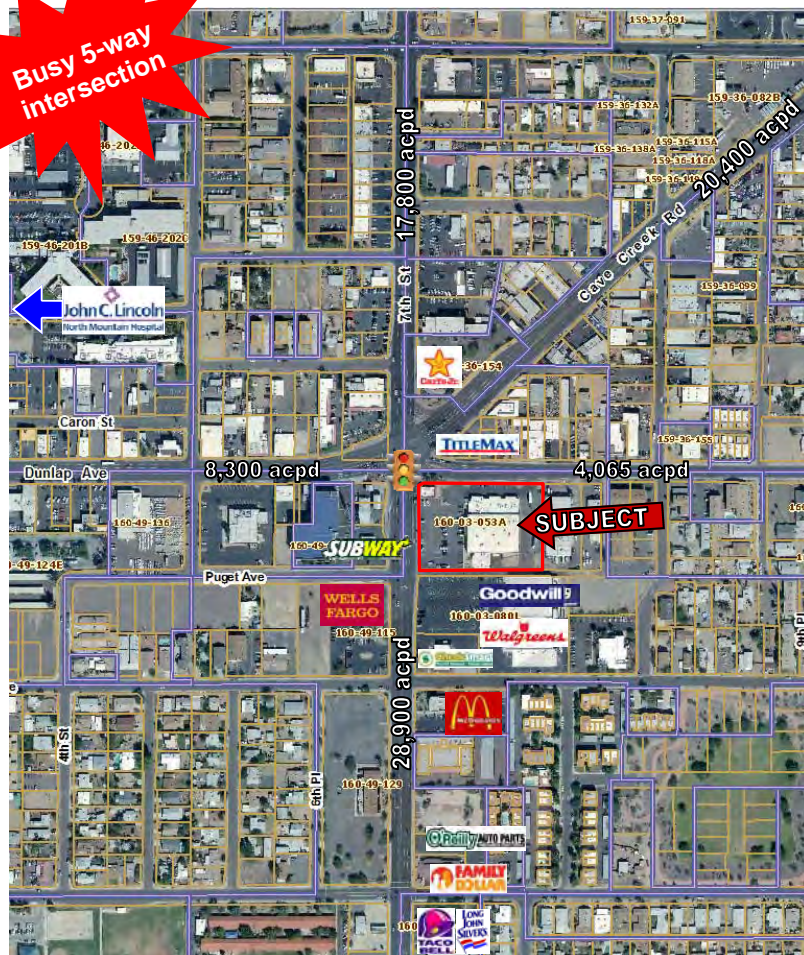
SIZE: Approximately 19,200 SF
May be divided or expanded up to approximately 28,700 SF.

LOCATION: 8935 North 7th Street

ZONING: C-3, City of Phoenix

TRAFFIC COUNTS: 7th St, south of Dunlap 28,900 acpd
7th St, north of Dunlap 17,800 acpd
Dunlap Ave, west of 7th 8,300 acpd
Dunlap Ave, east of 7th 4,065 acpd
Cave Creek Rd 20,400 acpd

(Sources: Maricopa County of Governments, 2011 Traffic Count Map and City of Phoenix Traffic Count Map, 12/11/13)



DEMOGRAPHIC HIGHLIGHTS

2018 Projections	1 Mile	3 Miles	5 Miles
Population:	19,035	119,542	364,002
Avg. HH Income:	\$52,655	\$69,573	\$68,218

Source: Applied Geographic Solutions/TIGER Geography, April 2013

For
Information,
Contact:

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



17,800 acpd

Cave Creek Rd 20,400 acpd

Dunlap Ave 8,300 acpd

TITLEMAX

Dunlap Ave 4,065 acpd

Potential Expansion Area

Pylon Sign

19,200 SF

SUBJECT

SUBWAY

Puget Ave

7th St

WELLS FARGO

Goodwill

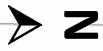
Walgreens

CheckSmart
Payroll Advance • Checks Cashied

McDonald's

6th Pl

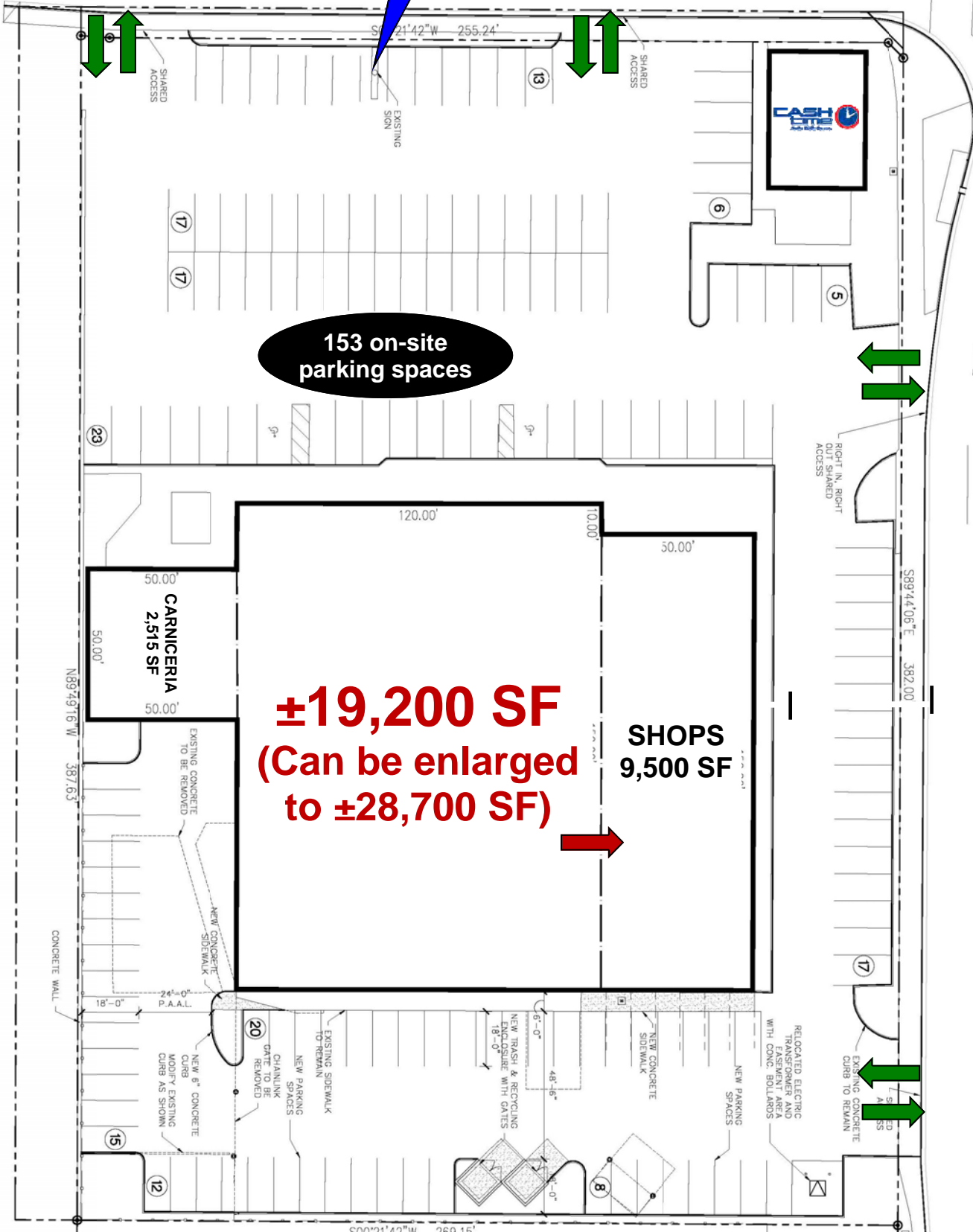
28,900 acpd



7th

Approx. 35' High Monument Signage Available

STREET



153 on-site parking spaces

±19,200 SF
(Can be enlarged to ±28,700 SF)

SHOPS
9,500 SF

CARNICERIA
2,515 SF

DUNLAP AVENUE

AVENUE

