

# SPACE AVAILABLE

Project Address: 18440 N. 7th St. Phx, AZ



SWC 7th St. & Union Hills



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- 1,298-7,203 SF Available
- Monument Signage Great Lease Rates!
- One (1) Mile from 101 Freeway
- Project Anchored by CVS Pharmacy
- Notable Tenants include: Title Max & Pizza Hut
- Strong North Phoenix Neighborhood
- Zoning C-1, City of Phoenix; Project Size: 16,828SF

*Traffic Counts:*  
 35,200 vpd - 7th Street  
 23,800 vpd - Union Hills

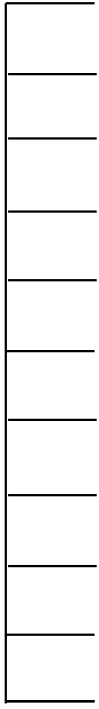
*Population*  
 20,400 - 1 mile radius  
 120,300 - 3 mile radius  
 283,400 - 5 mile radius

*Average HH Income*  
 \$44,700 - 1 mile radius  
 \$47,500 - 3 mile radius  
 \$50,300 - 5 mile radius

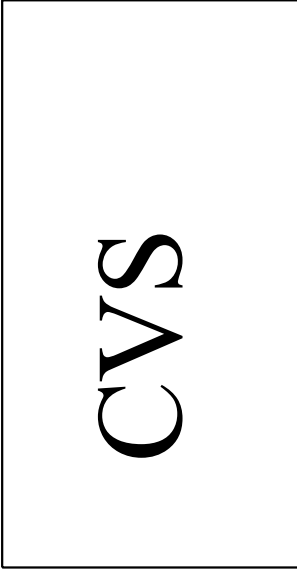


18440 N. 7th Street, Phx AZ

Denistry Suite #10	Chess Academy Suite #9	AVAILABLE 3,385 - 4,431 SF Suite #8	AVAILABLE 2,772 SF Suite #2	Title Max Suite #1
Model Trains Suite #12				
AVAILABLE 1,298 SF Suite #13				
REIKI Personal Training Suite #14				



Parking



Union Hills

7th Street