



FOR SALE | LAND

702-718 N 7th Ave

702-718 N 7th Ave | Phoenix, AZ 85007

PRESENTED BY:

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PROPERTY SUMMARY

Sale Price:	\$2,500,000
Lot Size:	38,691 SF
APN #:	111-29-120, 111-29-121, 111-29-122, 111-29-123, 111-29-124, 111-29-116, 111-29-118
Zoning:	Commercial
Cross Streets:	Central and 7th

PROPERTY OVERVIEW

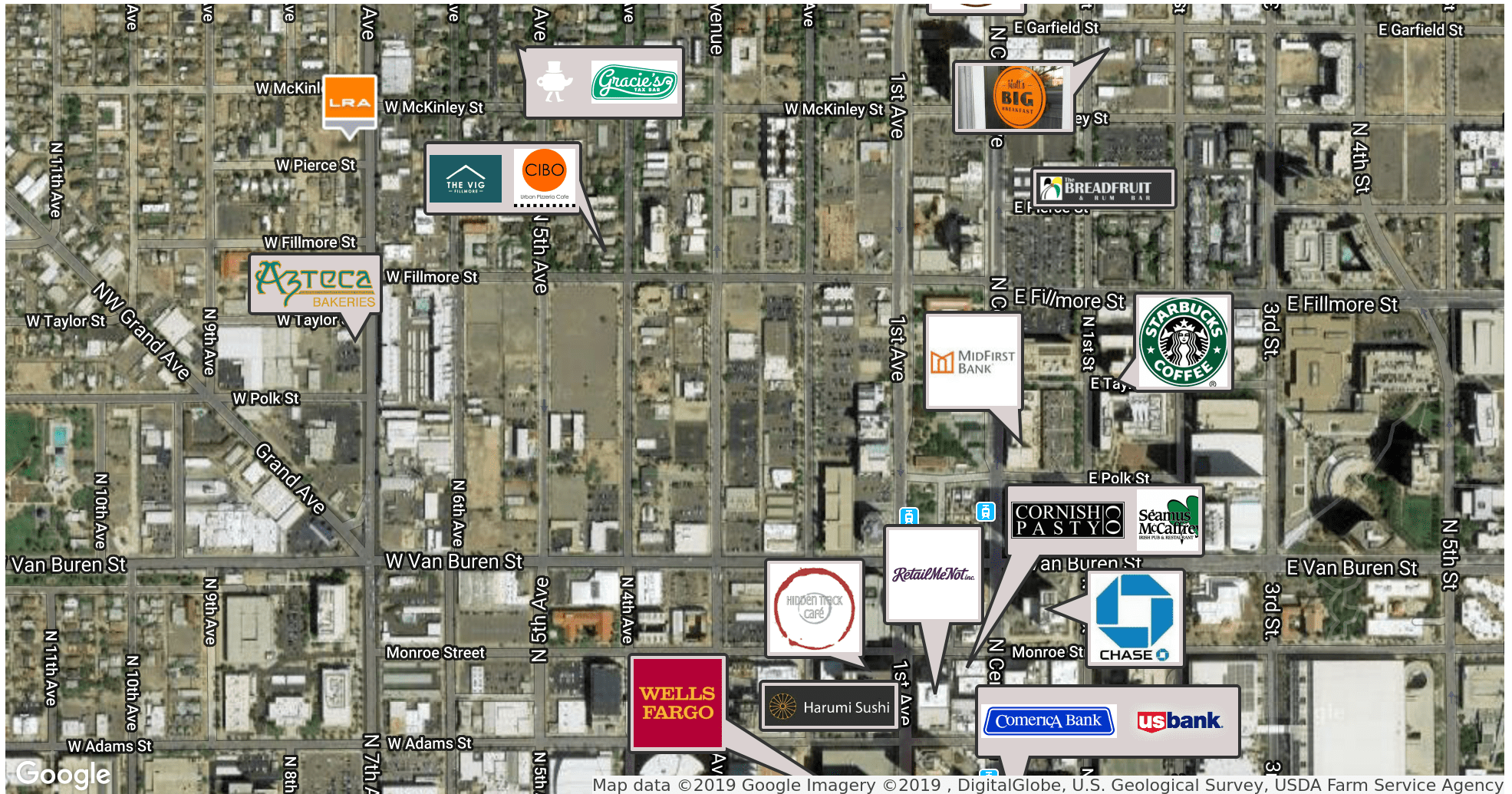
Vacant Commercial Lot in great location. Nearby coffee shops include URBO | Urban Bodega, The Teapot and Starbucks. Nearby restaurants include Gracie's Tax Bar, Azteca Bakery & Mexican Fast and CIBO. Property is near Roosevelt Mini Park, University Park and Woodland Parkway. There are excellent bike lanes. Nearby schools include Arizona Call-A-Teen Center for Excellence, Children First Academy - Phoenix and Phoenix Thomas J. Pappas Regional Middle School. The closest grocery stores are Buster's Market, Premier Foods Inc and CVS.

PROPERTY HIGHLIGHTS

- Great location near restaurants, coffee shops, parks and schools.
- 4 Lots
- Bike Lanes

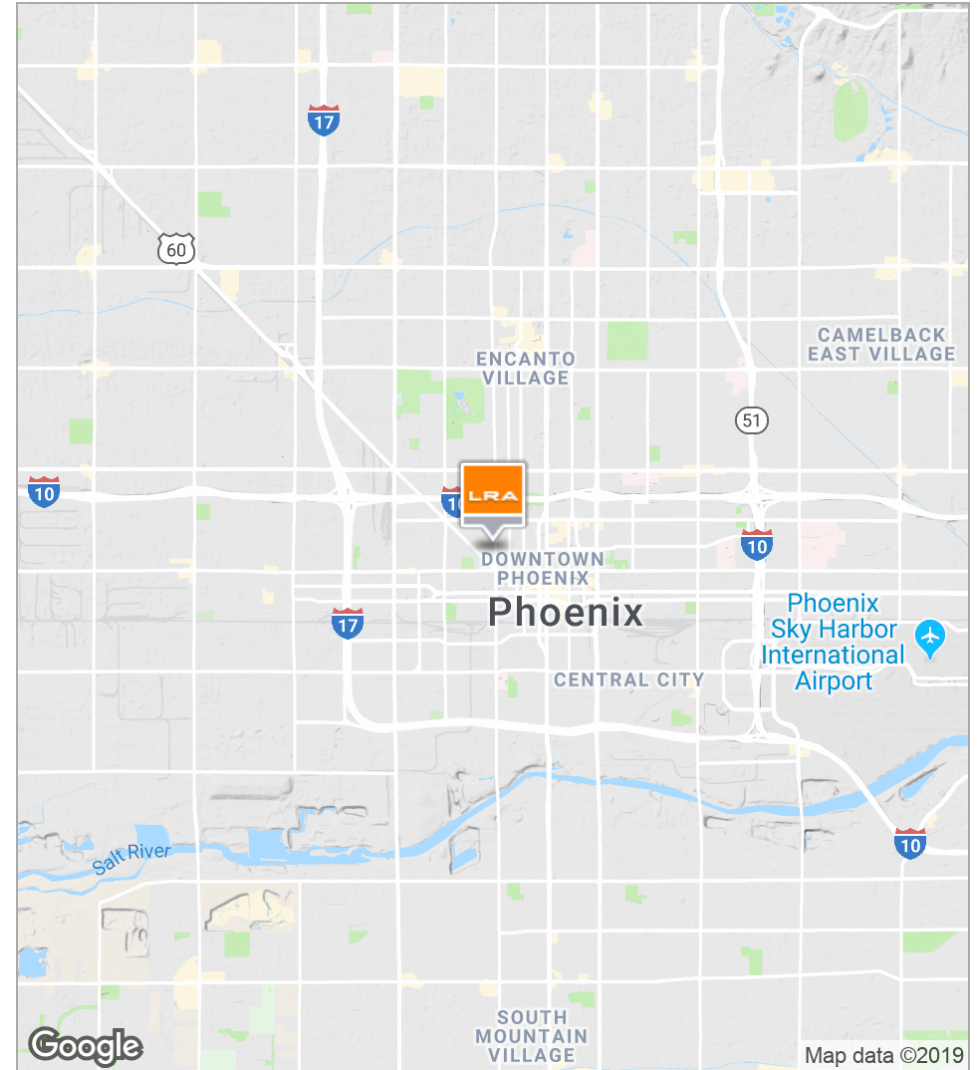
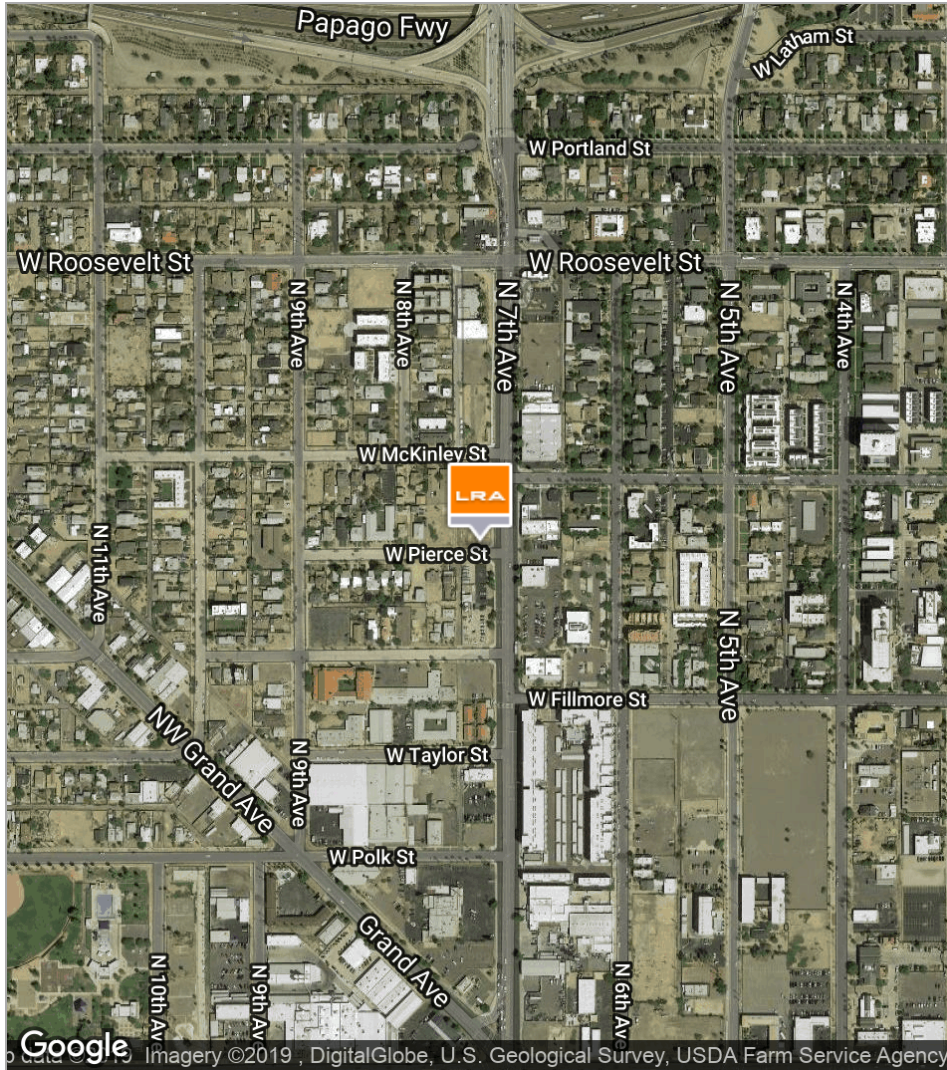
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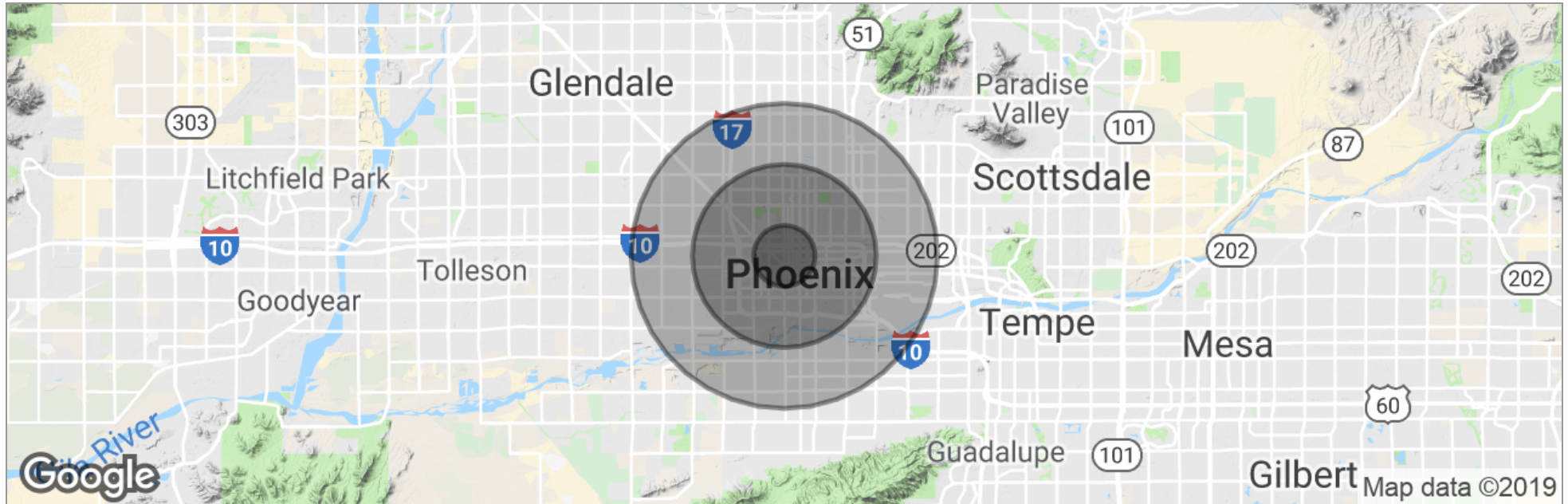
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	1 Mile	3 Miles	5 Miles
Total Population	12,365	100,395	349,097
Population Density	3,936	3,551	4,445
Median Age	36.1	31.2	29.3
Median Age (Male)	36.1	30.9	29.4
Median Age (Female)	34.8	31.1	29.3
Total Households	5,013	37,738	116,531
# of Persons Per HH	2.5	2.7	3.0
Average HH Income	\$45,643	\$45,917	\$45,795
Average House Value	\$390,020	\$314,611	\$240,532

* Demographic data derived from 2010 US Census