



FOR SALE | LAND

# 602 N 7th Ave

602 N 7th Ave | Phoenix, AZ 85007

PRESENTED BY:

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### PROPERTY SUMMARY

<b>Sale Price:</b>	\$2,200,000
<b>Lot Size:</b>	24,780 SF
<b>APN #:</b>	111-29-148-A
<b>Zoning:</b>	C-DT Commercial Down Town
<b>Market:</b>	Commercial Retail
<b>Cross Streets:</b>	7th and Central

### 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. Bike lanes in the area are excellent. 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.
- Bike Lanes
- Zoned Commercial
- Traffic Count of 34,070 per day
- Zoned CDT



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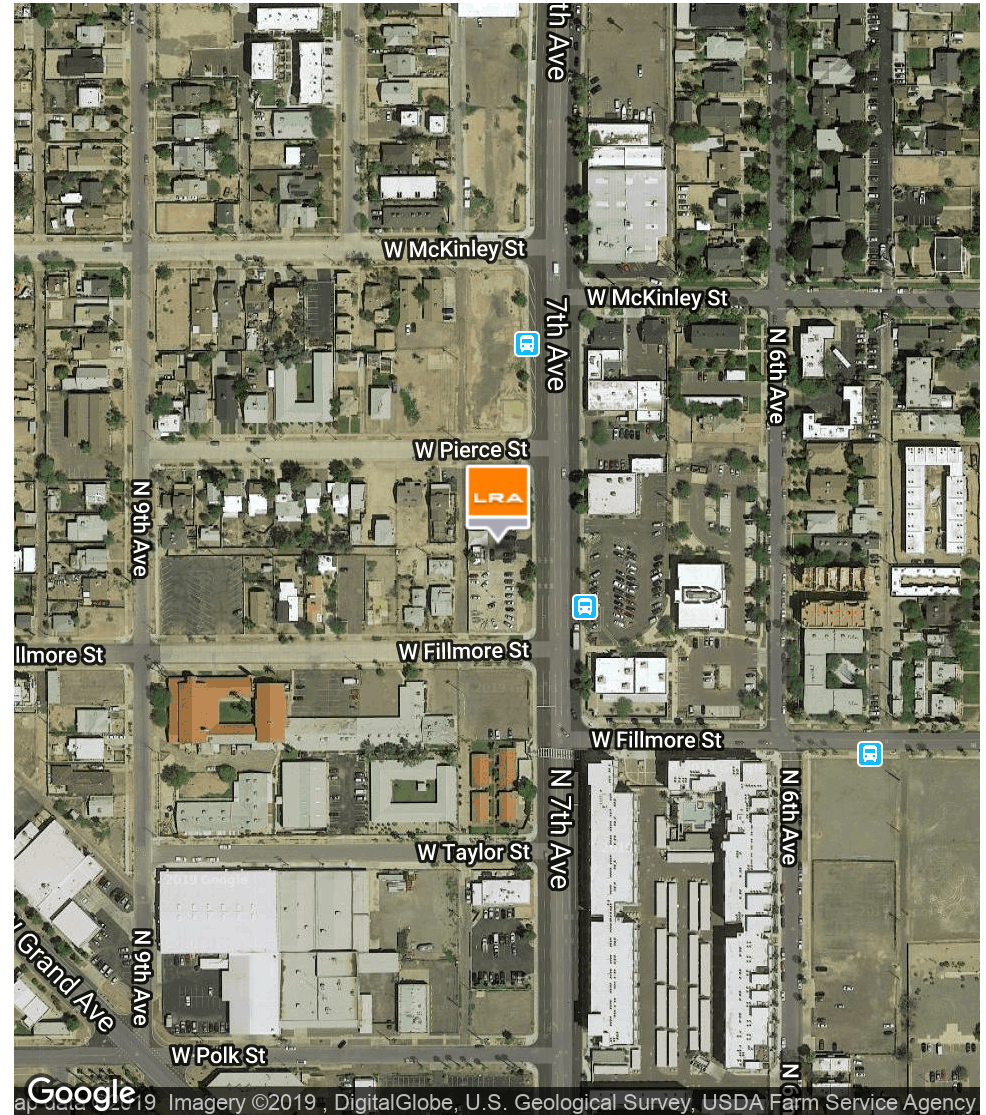
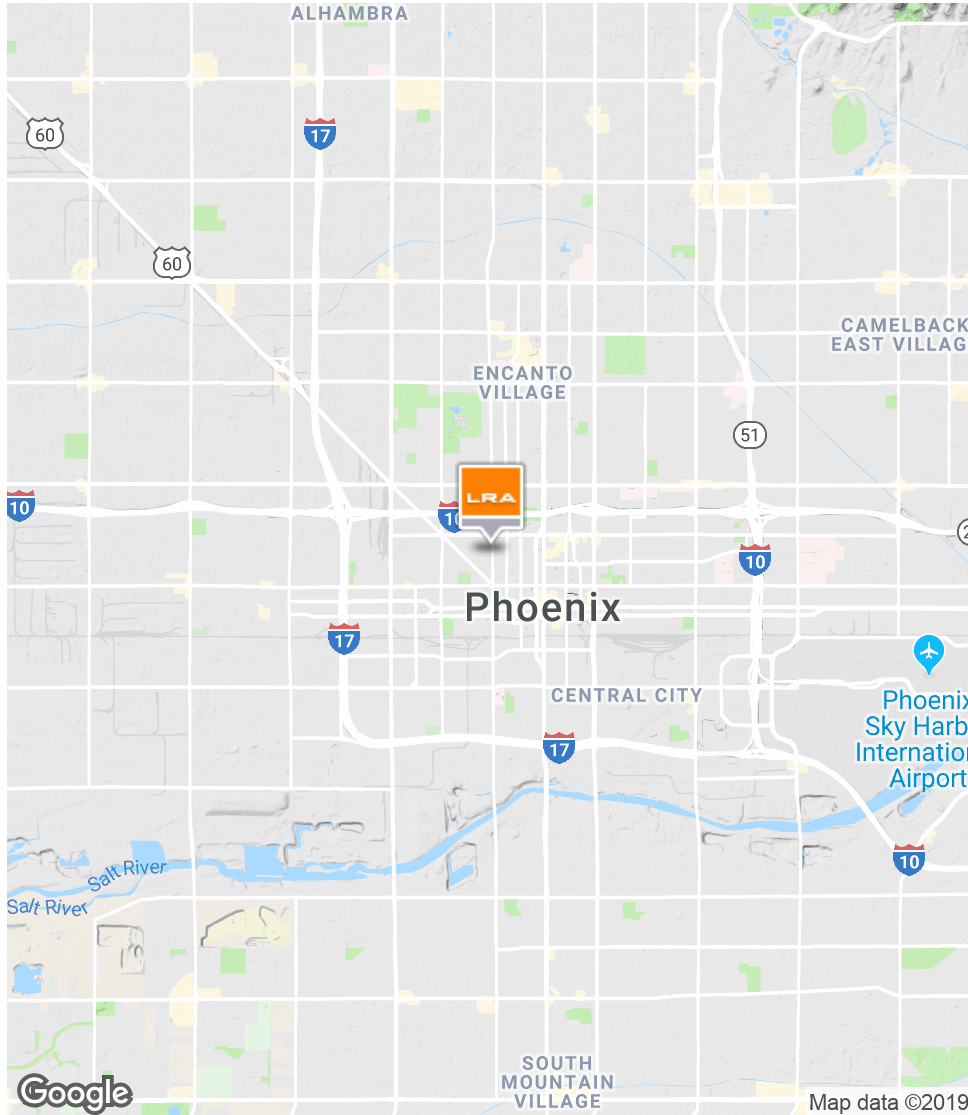
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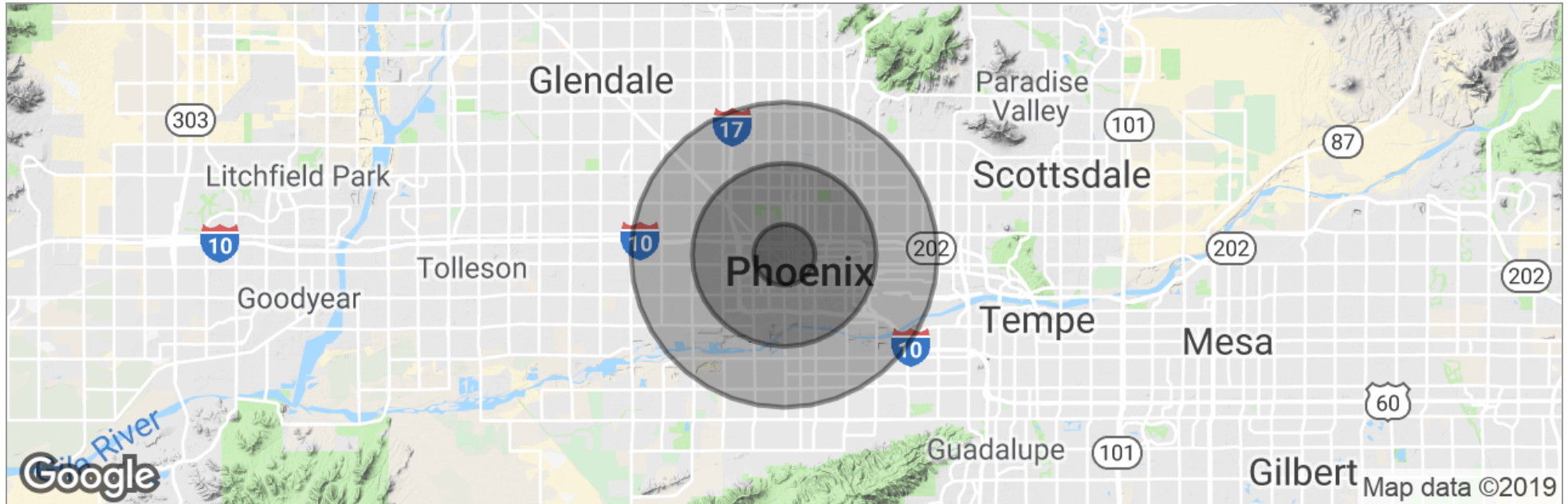
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	1 Mile	3 Miles	5 Miles
Total Population	12,360	99,435	346,617
Population Density	3,934	3,517	4,413
Median Age	35.9	31.2	29.3
Median Age (Male)	35.9	30.9	29.4
Median Age (Female)	34.6	31.1	29.3
Total Households	4,941	37,269	115,263
# of Persons Per HH	2.5	2.7	3.0
Average HH Income	\$44,579	\$45,984	\$45,404
Average House Value	\$387,644	\$314,125	\$237,816

\* Demographic data derived from 2010 US Census