



SPACE AVAILABLE FOR LEASE OR GROUND LEASE



Midtown Marvel: Prime Commercial Opportunity in Midtown Phoenix

SSEC Indian School Rd & 7th St, Phoenix, AZ 85014

Nick Ault | *Principal*

Michael Clark | *Senior Vice President* **Sofia Demski** | *Associate*

Southwest Edge
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016

aault@edge-re.com | 602.774.3636x1 mclark@edge-re.com | 602.774.3636x6 sdemski@edge-re.com | 602.774.3636x7

602.774.3636 | edge-re.com



LOCATION

SSEC Indian School Rd & 7th St
Phoenix, AZ 85014



SIZE

±50,949 SF (Land)



ZONING

Commercial (C3, Phoenix)



TRAFFIC COUNTS

55,733 CPD 43,972 CPD
Indian School Rd 7th Street



2023 DEMOGRAPHIC SNAPSHOT

	Trade Area
TOTAL POPULATION	60,480
DAYTIME POPULATION	119,922
MED HH INCOME	\$53,695

AREA RETAILERS

CVS, Raising Cane's Chicken Fingers, Dutch Bros, Jack In The Box, Wendy's, McDonald's, Panda Express, Thomas Printworks, Carl T. Hayden Veterans' Administration Medical Center, StorQuest Self Storage, Extra Space Storage

PROPERTY INFORMATION

- Situated in the heart of Midtown Phoenix, providing excellent visibility and easy access from major roads and highways, including the I-10 and I-17 freeways.
- Close to major hospitals and healthcare providers, including St. Joseph's Hospital and Medical Center and Banner - University Medical Center Phoenix.
- Diverse and growing population, with a mix of young professionals, families, and long-term residents.
- Midtown Phoenix has seen significant development and revitalization with new businesses and residential projects contributing to its growth and dynamism.

Nick Ault | ault@edge-re.com | 602.774.3636 x1
Michael Clark | mclark@edge-re.com | 602.774.3636 x6

Sofia Demski | sdemski@edge-re.com | 602.744.3636 x7

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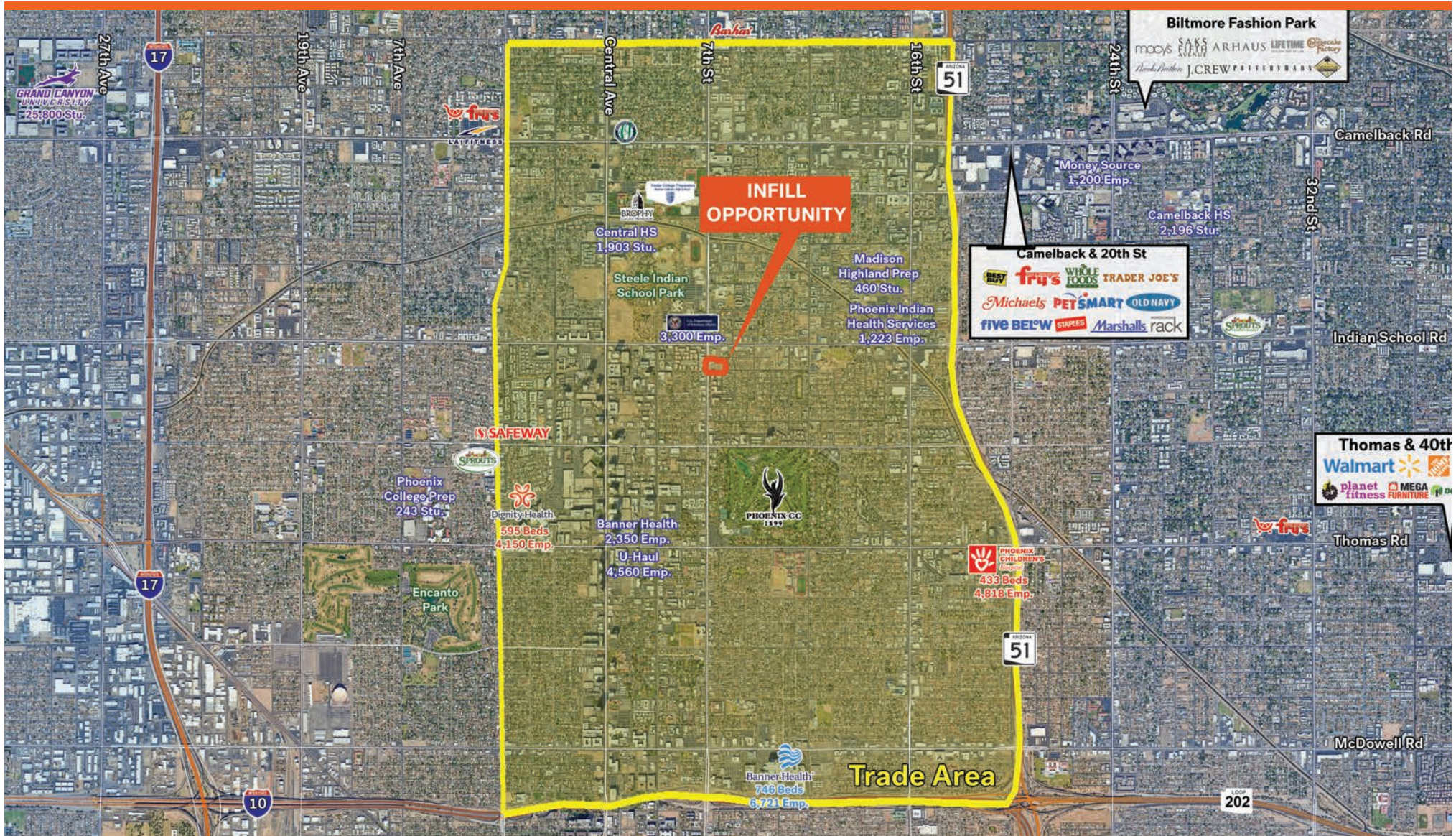


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Proposed Renderings

