



Dunlap & 7th Ave Pads

WNWC Dunlap Ave & 7th Ave, Phoenix, Arizona 85020

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Southwest Edge

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LOCATION

WNWC Dunlap Ave & 7th Ave
Phoenix, AZ 85020



SIZE

±1.48 ac



ZONING

C-1 (Phoenix)



TRAFFIC COUNTS

27,576 CPD

Dunlap Avenue

10,366 CPD

7th Avenue



2023 DEMOGRAPHIC SNAPSHOT

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| TOTAL POPULATION | 18,353 | 135,633 | 396,234 |
| DAYTIME POPULATION | 22,015 | 162,077 | 408,929 |
| MED HH INCOME | \$48,808 | \$46,671 | \$52,270 |

AREA RETAILERS

Walmart Neighborhood Market, Ross, Dollar Tree, Planet Fitness, Advance Auto Parts, Popeye's Louisiana Kitchen, Black Rock Coffee Bar, Little Caesars, AT&T, Starbucks, Julibertos, The VIG

PROPERTY INFORMATION

- Two Drive thru pads available for ground lease or BTS
- Full access from both 7th Ave & Dunlap Ave
- Honor Health - John C Lincoln Hospital Complex ½ mile east
- Sunnyslope High School (2,281 Students) ¼ mile to the east
- Dense neighborhood site





