

Sunnyslope Free Standing Single Tenant Retail

9521 NORTH 7TH STREET, PHOENIX, AZ 85020

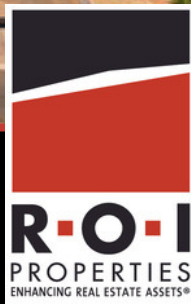
FOR SALE



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R.O.I. Properties
3333 E Camelback Rd., Ste 252
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RARE FREE STANDING RETAIL BUILDING ALONG BUSY 7TH STREET

FOR SALE



OFFERING SUMMARY

Sale Price:	\$485,000
Building Size:	1,664 SF
Price/SF:	\$291.47
Occupancy:	Vacant
APN:	159-37-065
Lot Size:	0.212 AC / 9,257 SF
Zoning:	C-2
VPD:	31,560
Cross Streets:	7th Street & Vogel

PROPERTY OVERVIEW

Positioned along the high-traffic 7th Street corridor, 9521 North 7th Street offers an exceptional opportunity to acquire a rare single-tenant retail asset in Central Phoenix. The property is ideally located within the Sunnyslope submarket and benefits from strong accessibility for both Central Phoenix and Moon Valley patrons. With convenient proximity to SR-51 and I-17, the site is easily accessible from multiple directions. This is a rare opportunity to secure a well-located retail property at a price point below \$500,000.

PROPERTY HIGHLIGHTS

- Prime Frontage on Booming 7th Street
- Surrounded by National Retailers
- Aggressive Price Point
- Free standing building on a corner lot

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UNIQUE FREE STANDING BUILDING - CENTRAL PHOENIX

FOR SALE



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INTERIOR PHOTOS

FOR SALE



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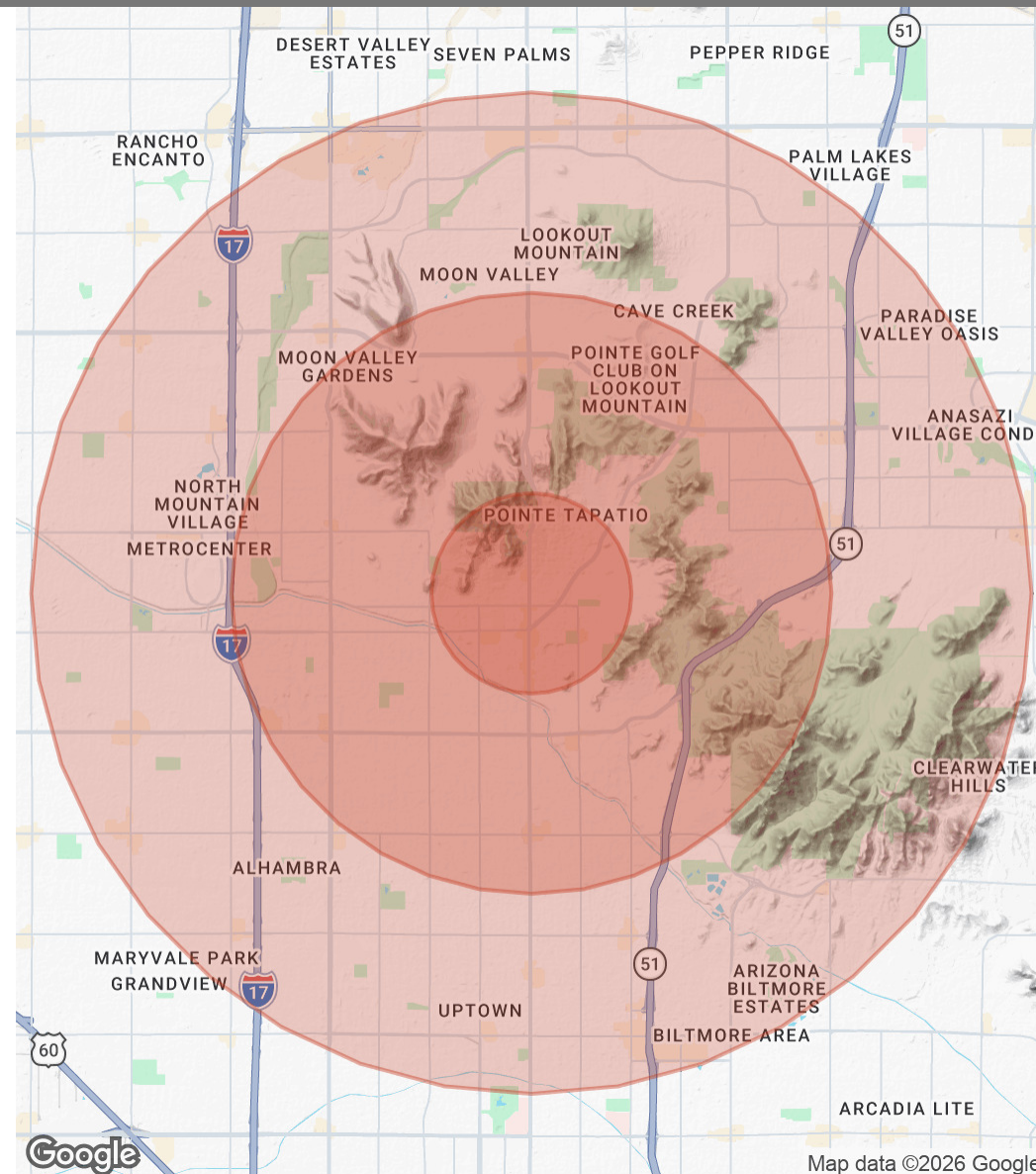


DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,942	108,936	359,456
Average Age	40.6	41.6	38.8
Average Age (Male)	37.6	39.8	37.8
Average Age (Female)	43.8	42.7	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,298	48,183	151,070
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,632	\$105,428	\$102,055
Average House Value	\$327,169	\$515,990	\$461,779



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