

SPACE AVAILABLE

Project Address: 18440 N. 7th St. Phx, AZ



SWC 7th St. & Union Hills

Steve Fisher

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Fisher Commercial

2415 E. Camelback Rd. Suite

#700

Phoenix, AZ 85016

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- 1,200-2,772 SF Available
- Project TitleMax
- One (1) Mile from 101 Freeway
- Excellent Demographics
- Project Next to CVS Pharmacy
- Strong North Phoenix Neighborhood
- Zoning C-1, City of Phoenix; Project Size: 16,828SF



Traffic Counts:

35,200 vpd - 7th Street

23,800 vpd - Union Hills

Population

20,400 - 1 mile radius

120,300 - 3 mile radius

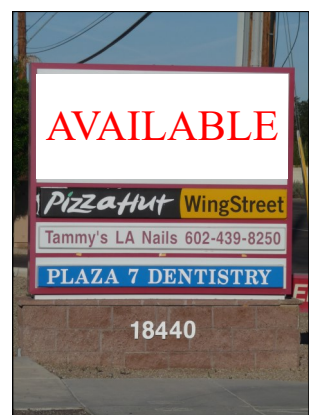
283,400 - 5 mile radius

Average HH Income

\$44,700 - 1 mile radius

\$47,500 - 3 mile radius

\$50,300 - 5 mile radius



The diagram illustrates the layout of the Union Hills building, which is a U-shaped structure. The parking area is located in the center of the U-shape. The building is divided into several sections, each containing specific suites and their details.

Suite #	Area / Description	Size (SF)	Status
10	Tattoo Suite	1,578	AVAILABLE
9	Chess Academy Suite	2,000	AVAILABLE
7,8	Chess Academy Suite	2,000	AVAILABLE
6	Aesthetician Suite	2,772	AVAILABLE
2	Convenience Store Suite	2,772	AVAILABLE
12	Meal Prep Suite	1,200	AVAILABLE
13	Meal Prep Suite	1,200	AVAILABLE
14	Meal Prep Suite	1,200	AVAILABLE

The parking area is labeled "Parking" and is situated in the center of the building's U-shape. The building is labeled "Union Hills" at the top.