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\* Owner / Agent

## 701 W DUNLAP AVE

SWC 7th Ave & Dunlap Ave | Phoenix, AZ



### LOCATION DESCRIPTION

Discover an unbeatable opportunity for your business at this prime location in Phoenix, AZ. Situated in a bustling area with a diverse mix of retail and dining options, the surroundings of this property offer a dynamic and vibrant atmosphere. With close proximity to the vibrant North Mountain Village and the attractive Sunnyslope neighborhood, businesses here benefit from a steady flow of traffic and a strong local customer base. The area also enjoys convenient access to major transportation routes, maximizing visibility and accessibility for retail tenants. Embrace the potential to thrive in this sought-after location.

### PROPERTY HIGHLIGHTS

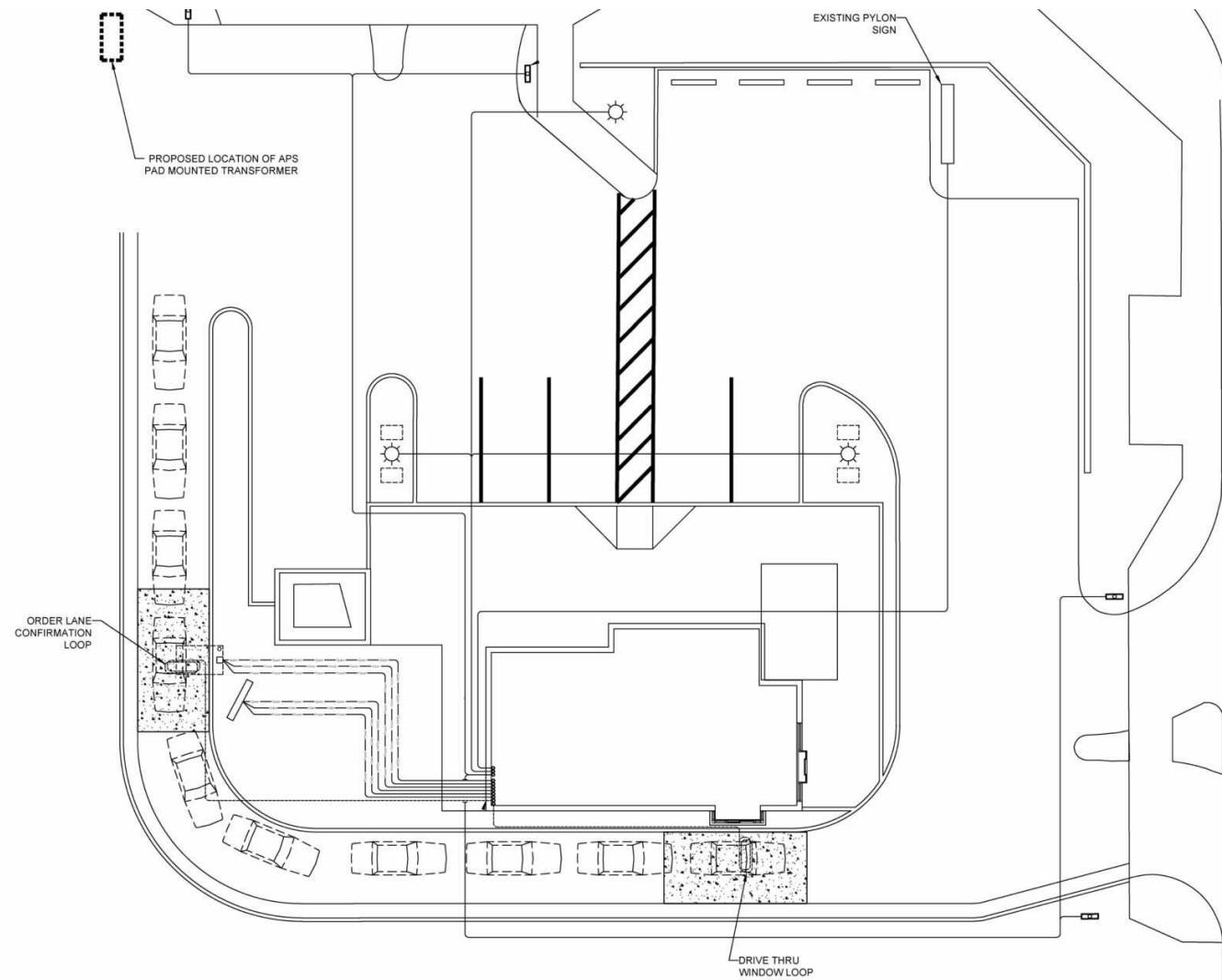
- ±0.457 Acres; Zoned: C-1; Parcel: 158-17-029C
- Fully Entitled Drive-Thru Opportunity with Monument Signage
- High traffic intersection with exposure to over 42,000 vehicles per day
- Honor Health John C. Lincoln Medical Center is located 1-mile east of the property
- Dense infill location and strong captive neighborhoods with over 403,000 residents within a 5-mile radius
- Walking distance to Sunnyslope High School, which enrolls over 2,200 students

### NEARBY



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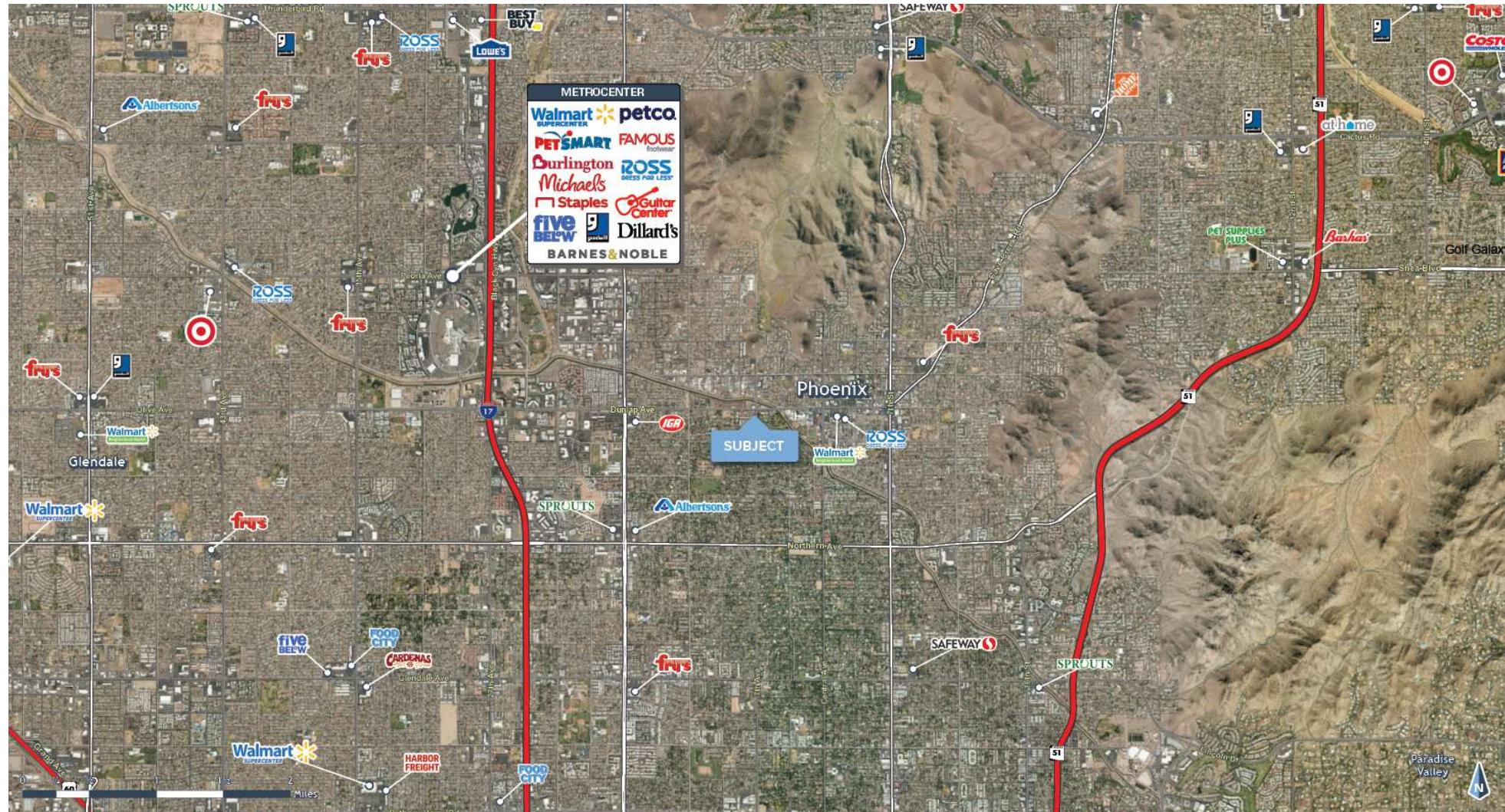


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HARD CORNER COMMERCIAL PAD FOR GROUND LEASE OR BTS

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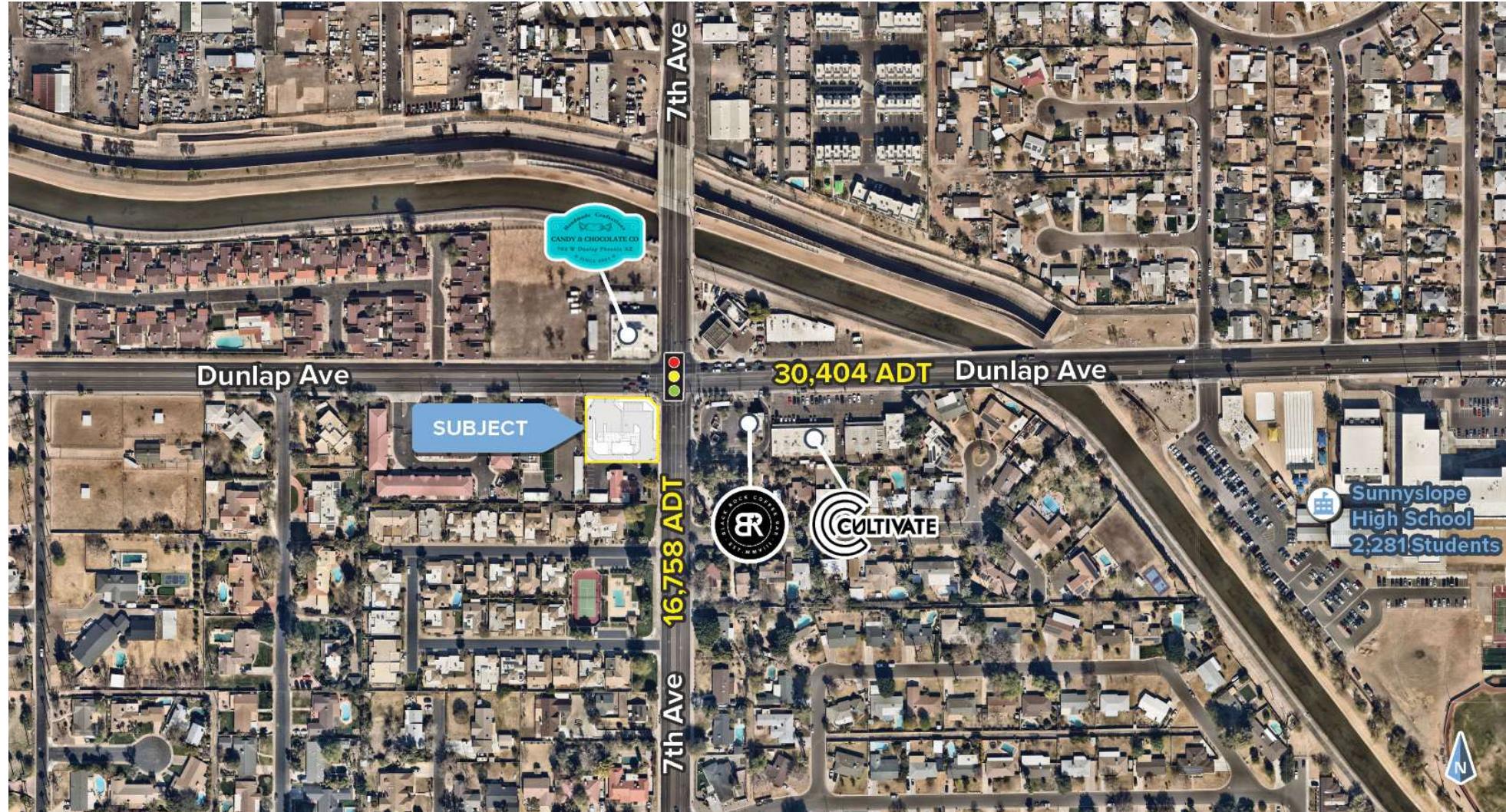


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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE					
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	17,600	138,676	406,235	Median	\$66,659	\$63,888	\$70,153	Total Businesses	630	4,647	12,021
Median Age	37.1	37.5	36.5	Average	\$106,929	\$96,037	\$100,364	Employees	7,025	56,583	139,320
								Daytime Population	18,089	140,001	378,382
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
	1 MILE	3 MILES	5 MILES	White Collar	1 MILE	3 MILES	5 MILES	Households	1 MILE	3 MILES	5 MILES
Percentage with Degrees	41.6%	44.8%	42.9%	Services	23.0%	18.9%	18.0%	Median Home Value	\$525,563	\$470,100	\$441,174
				Blue Collar	17.1%	18.6%	21.2%				

\* 2024 Demographic data derived from ESRI

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