

The Most Recognizable Retail Redevelopment in Central Phoenix!



MY FLORIST PLAZA

NEC of McDowell Rd and 7th Ave
Phoenix, Arizona

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 **VELOCITY**
RETAIL GROUP



◆ + 2,901 2ND STORY OFFICE/MEDICAL SPACE AVAILABLE

Property Highlights

- Fantastic daytime population and incomes from nearby Willo and Encanto districts
- Unique architecture and great street-front location
- Great visibility to high-traffic intersection
- ±140,000 residents within a three-mile radius
- Abundant parking available, including nearby employee parking leased by Landlord

Traffic Counts

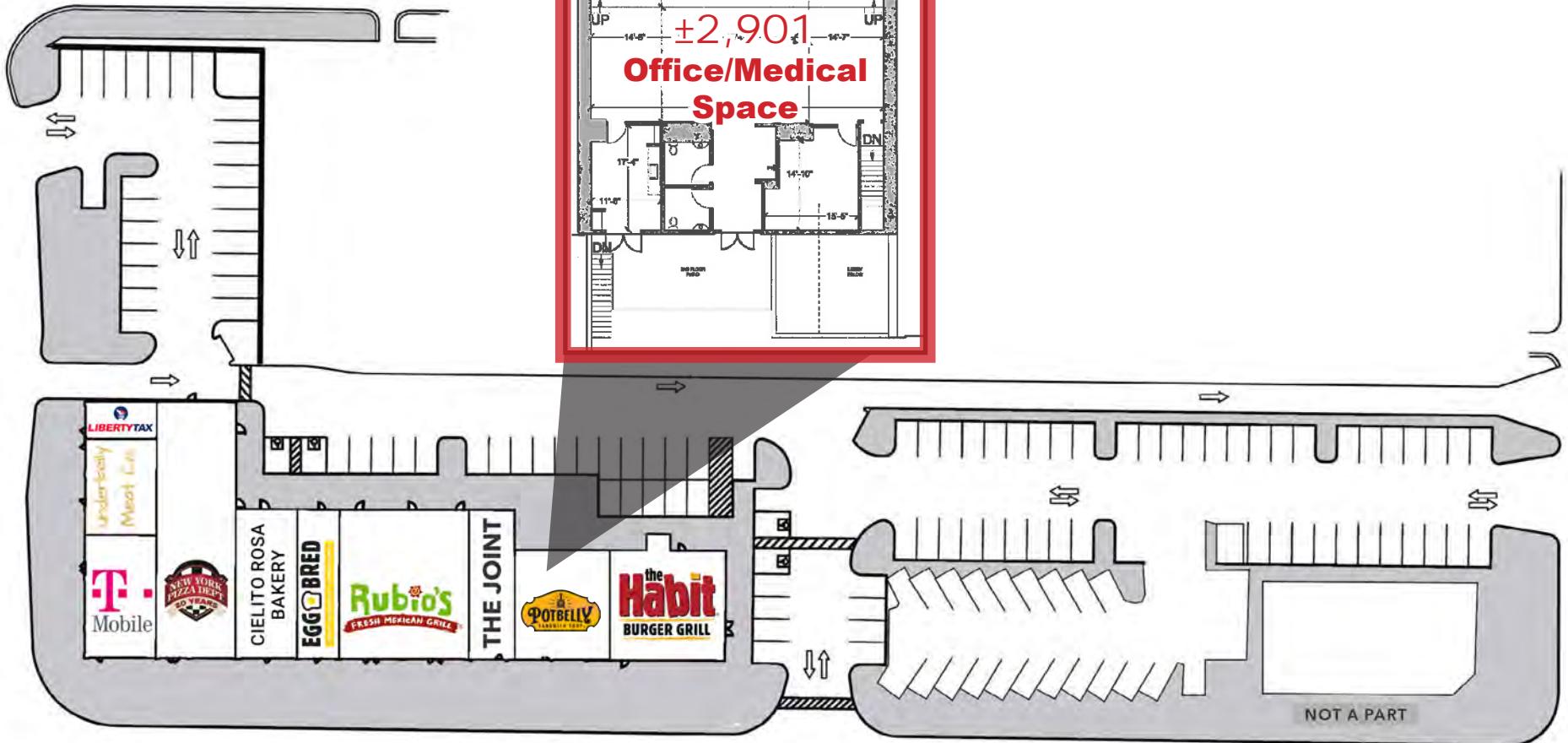
McDowell Road	27,445 CPD		
7th Ave	37,760 CPD		
Total	65,215 CPD		
Demographics	1 mi	3 mi	5 mi
Estimated Population	20,784	149,939	401,730
Estimated Households	2,255	67,329	156,909
Med Household Income	\$111,503	\$90,874	\$97,518
Daytime Population	14,704	147,305	283,341

Source: SitesUSA

Nearby Tenants



SITE PLAN



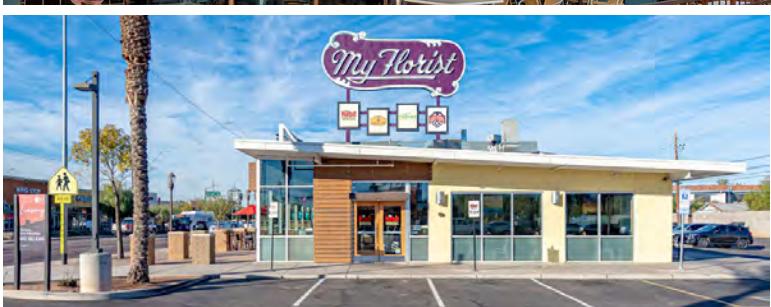
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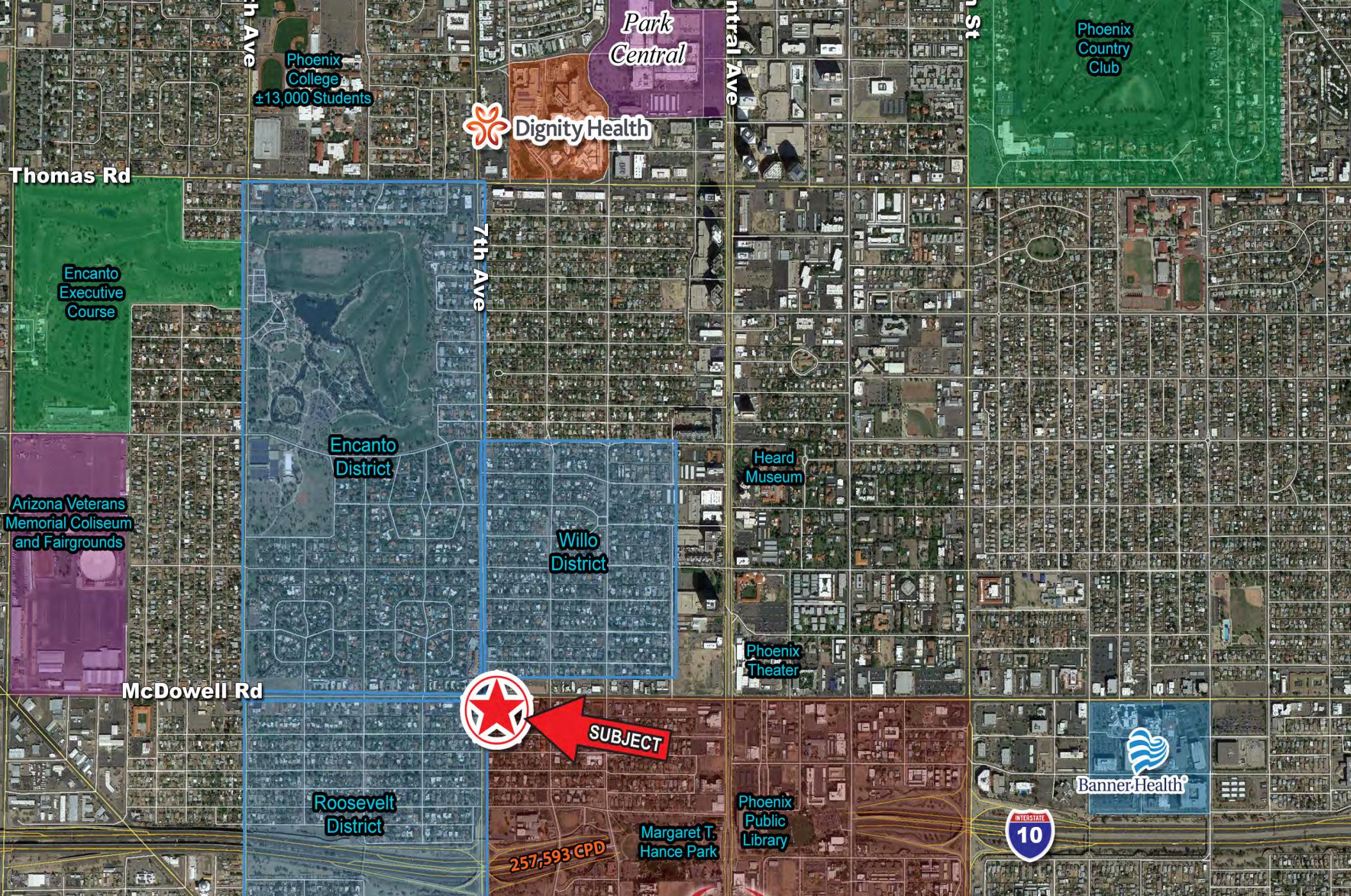
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
 2026 TOTAL POPULATION	20,784	149,939	401,730
 2026 TOTAL HOUSEHOLDS	12,255	67,329	156,909
 MEDIAN HOUSEHOLD INCOME	\$111,503	\$90,874	\$97,518
 2026 MEDIAN HOME VALUE	\$572,475	\$440,563	\$441,453
 2026 TOTAL EMPLOYEES	14,704	147,305	283,341
 2026 TOTAL BUSINESSES	1,848	12,469	26,483



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