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### ± 1,094 SF 2nd GENERATION JUICE BAR AVAILABLE

## **Property Highlights**

- 1/2 Mile off the Interstate 10 interchange
- Convenient access to Downtown, Midtown, and between two Regional Hospitals
- Surrounded by densely populated & sought after residential districts
- Almost 90,000 cars per day pass through the intersection
- Monument sign available on both streets

### **Traffic Counts**

McDowell Road 38.193 CPD 7th Avenue 51.671 CPD

#### 89,864 CPD Total

Demographics	1 mi	3 mi	5 mi
Estimated Population	19,707	149,668	401,622
Estimated Households	11,301	66,375	156,178
Med Household Income	\$115,366	\$87,275	\$94,274
Daytime Population	14,980	146,351	282,941

Source: SitesUSA

## **Nearby Tenants**











## SITE PLAN



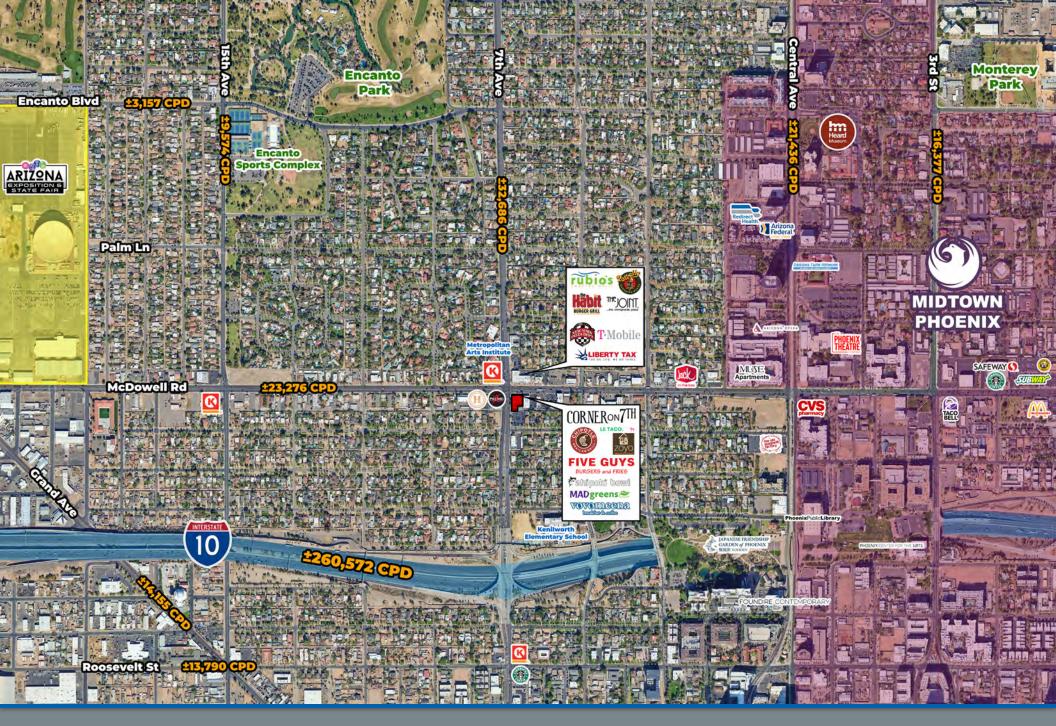












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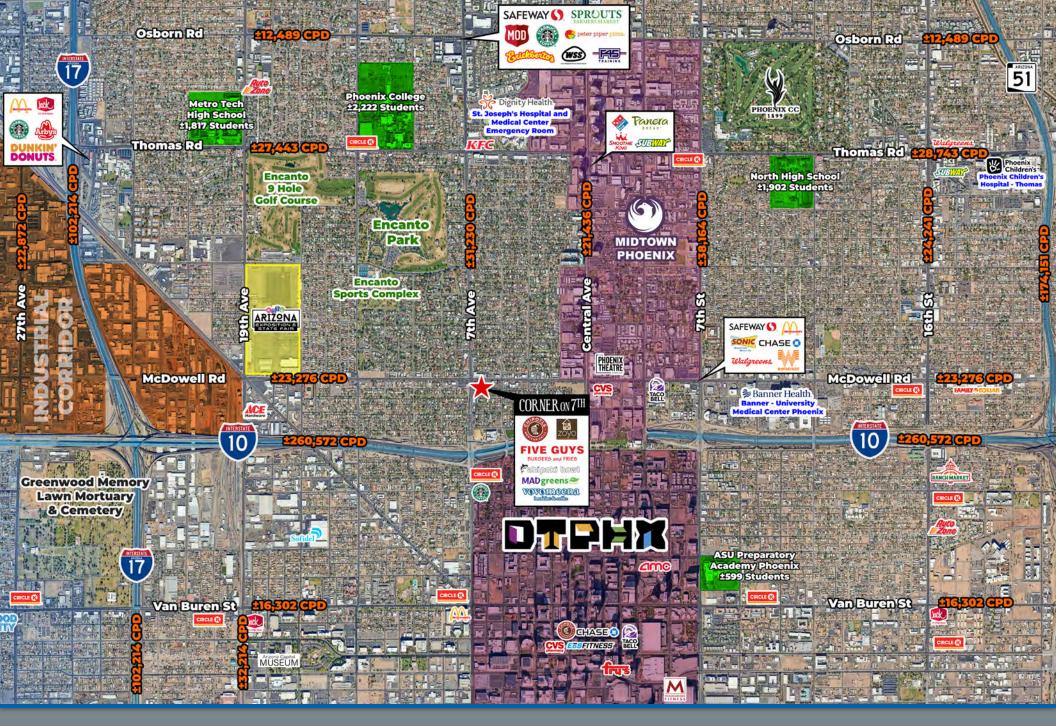
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# **DEMOGRAPHICS**

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
8	2025 TOTAL POPULATION	19,707	149,668	401,622
<b>^</b>	2025 TOTAL HOUSEHOLDS	11,301	66,375	156,178
	MEDIAN HOUSEHOLD INCOME	\$115,366	\$87,275	\$94,274
	2025 MEDIAN HOME VALUE	\$572,926	\$447,963	\$445,917
	2025 TOTAL EMPLOYEES	14,980	146,351	282,941
	2025 TOTAL BUSINESSES	1,803	11,913	25,369

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2025, TIGER Geography - RF5



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### FOR LEASING INFORMATION:

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