

# PROMINENT FREESTANDING RETAIL

± 10,019 SF

4116 N 7th Avenue | Phoenix, AZ

Available for Lease

*7th Ave Corridor Near Melrose District*



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**D** DIVERSIFIED  
PARTNERS  
Nationwide Real Estate Services



## DEMOGRAPHICS 2025



POPULATION

1 MI 22,865

3 MI 188,923

5 MI 474,857



HOUSEHOLDS

12,105

84,469

190,334



AVG HH INCOME

\$94,720

\$102,652

\$103,589



TOTAL BUSINESSES

1,996

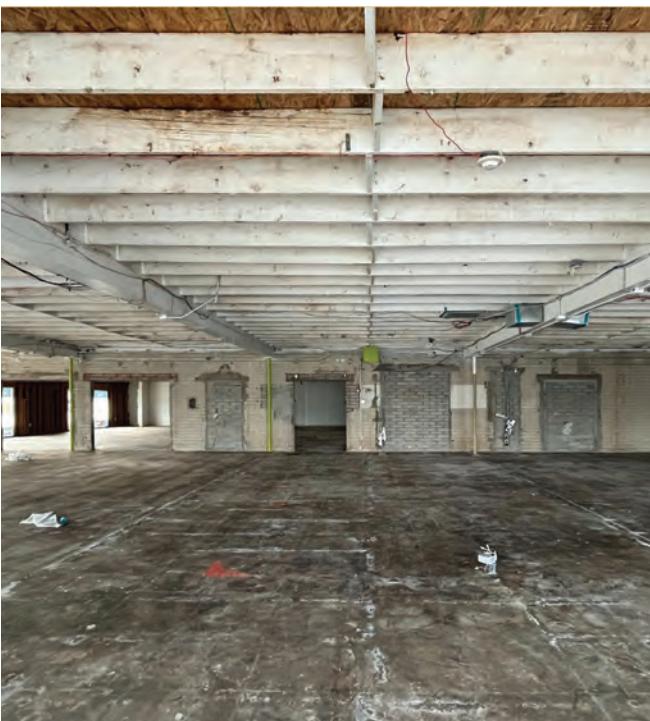
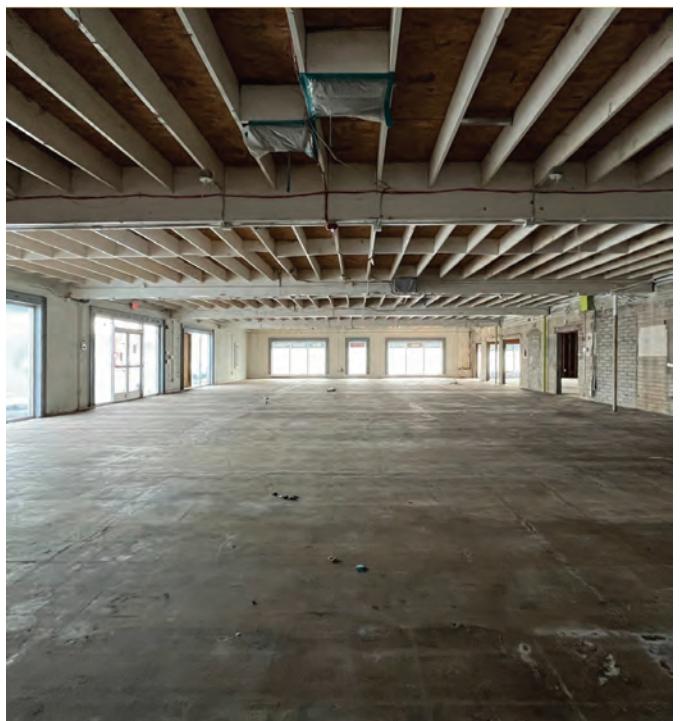
13,440

29,184

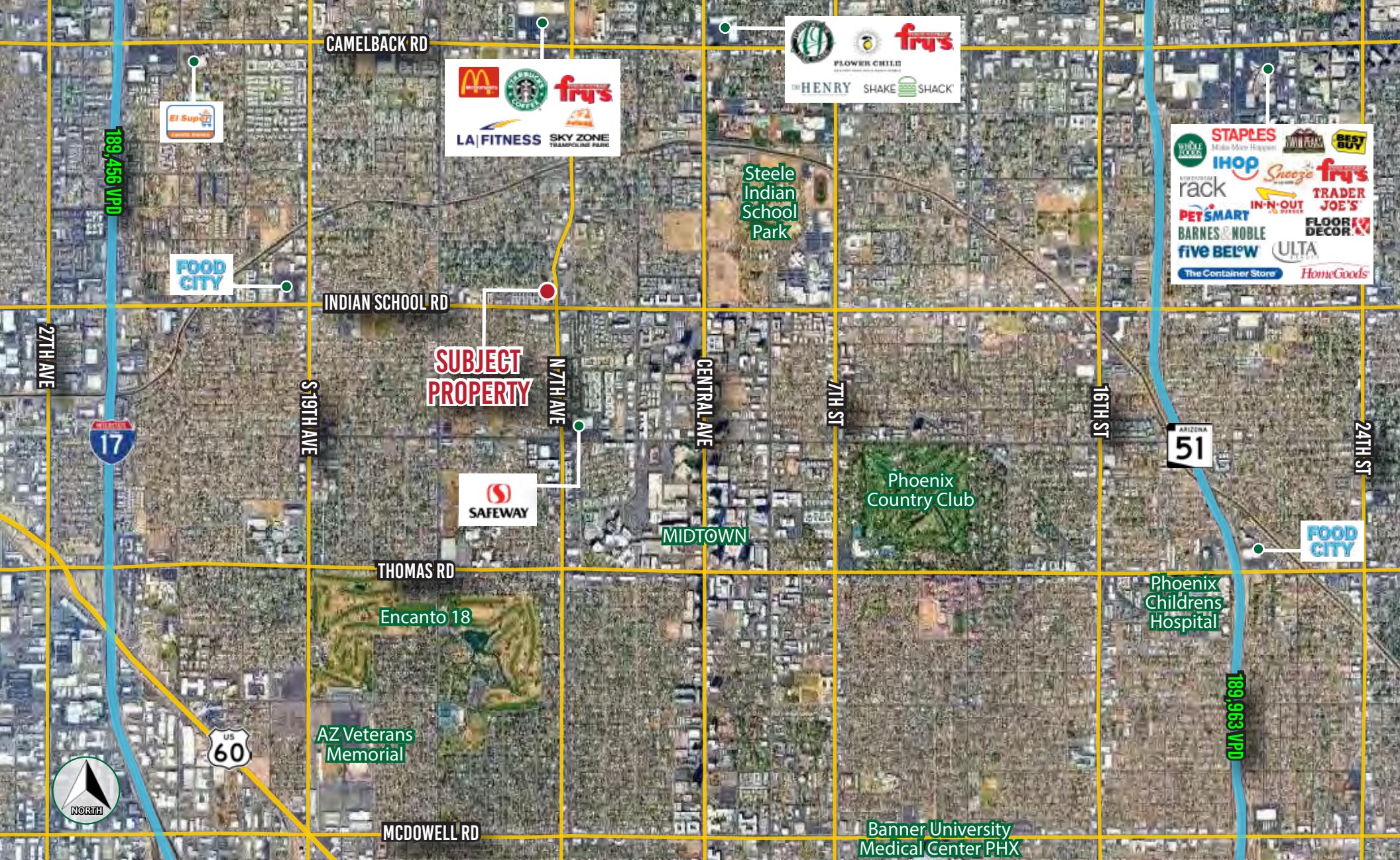
# Property Highlights

- ±10,019 SF Freestanding Retail Building
- C-2 Zoning: Flexible commercial use including retail, office, & restaurant
- Prime 7th Ave exposure with prominent signage and excellent street visibility
- Ample on-site parking: rare for infill retail in this area
- Centrally located near the Melrose District, Midtown Phoenix, and light rail access
- Easy freeway connectivity with proximity to I-10, SR 51, and Downtown Phoenix

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