

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

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



DEMOGRAPHICS 2025



POPULATION

1 MI	22,865
3 MI	188,923
5 MI	474,857



HOUSEHOLDS

1 MI	12,105
3 MI	84,469
5 MI	190,334



AVG HH INCOME

1 MI	\$94,720
3 MI	\$102,652
5 MI	\$103,589



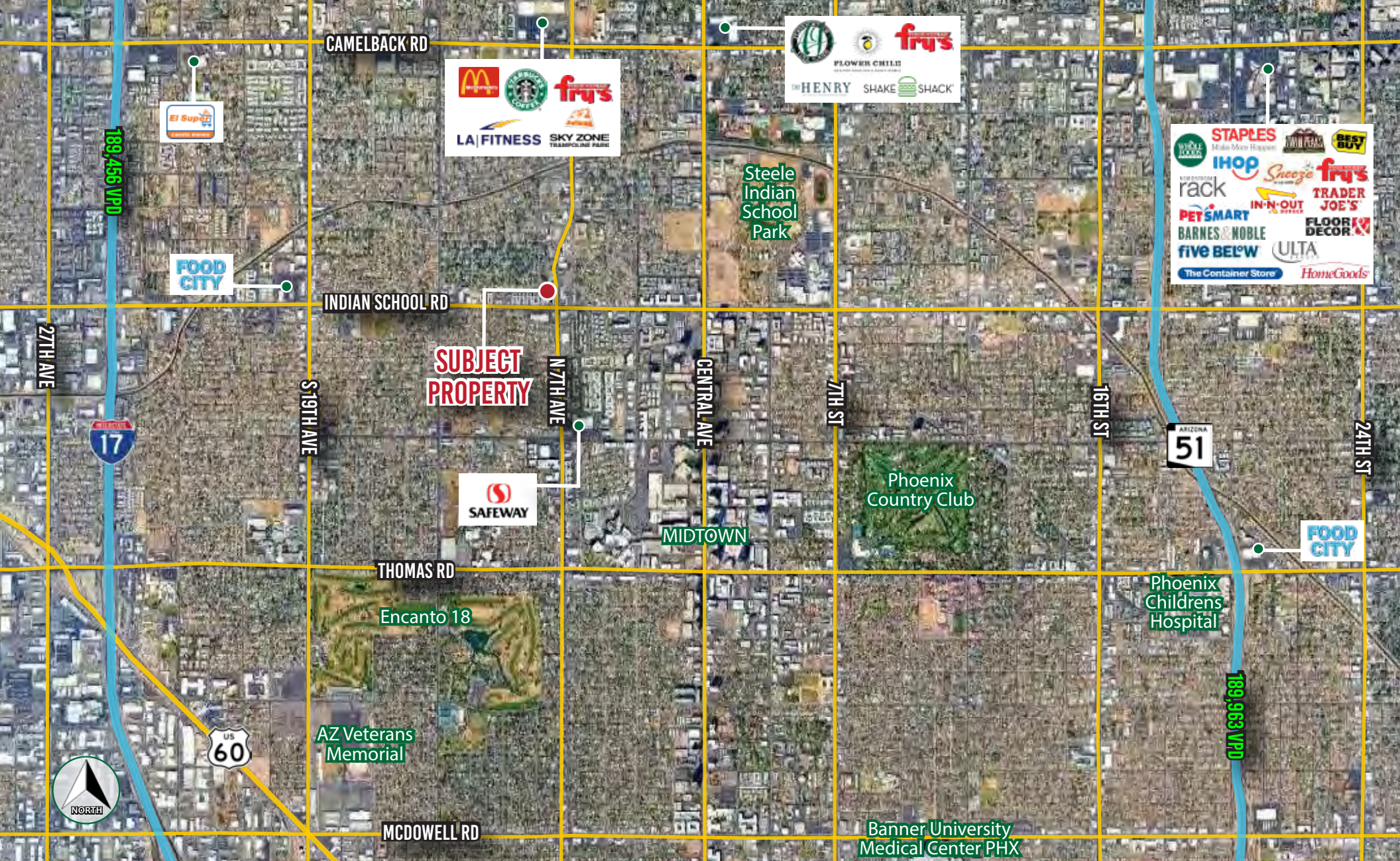
TOTAL BUSINESSES

1 MI	1,996
3 MI	13,440
5 MI	29,184

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