



NEWLY AVAILABLE!

FORMER DRIVE-THRU RESTAURANT AND SHOP SPACE AT HIGH TRAFFIC COUNT INTERSECTION



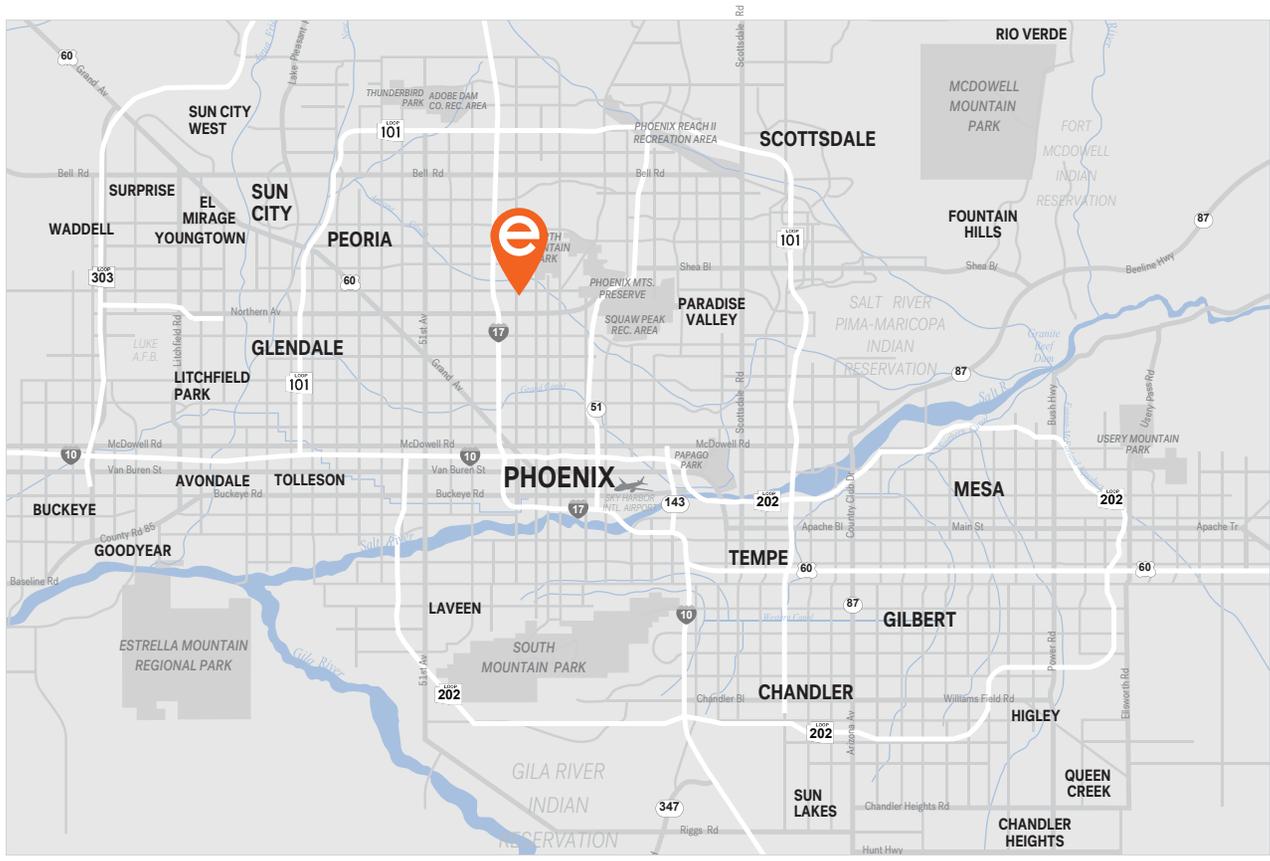
Dunlap & 19th Ave Drive-Thru & Shops

SWC Dunlap Ave & 19th Ave, Phoenix, AZ 85021

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LOCATION

**8951 N 19th Ave,
Phoenix, AZ 85021**



SIZE

**±2,400 sf - Drive-Thru
±1,351 sf - Suite 8841-1
±1,320 sf - Suite 8841-3**



ZONING

PSC (Phoenix)



TRAFFIC COUNTS

39,445 CPD **42,996 CPD**
Dunlap Ave 19th Ave



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	19,891	162,579	437,130
DAYTIME POPULATION	36,062	179,491	453,000
MED HH INCOME	\$55,003	\$62,448	\$66,577

AREA RETAILERS

El Rancho Market, DD's Discounts, Archwell Health, WSS Shoe Store, Cute Smiles 4 Kids Dentist, BMO Harris Bank, Taco Bell, QuikTrip, Baskin Robbins, Firestone Tire Center, Subway, Domino's Pizza, Circle K,

PROPERTY INFORMATION

- Former Fast Food drive-thru, Ice Cream Shop available
- Light Rail stop right in front of plaza
- Minutes away from new development "The Metropolitan"
- 5 Schools within a 2 mi radius
- High density area with ~6000 units in a 1 mi radius



