

Sheridan Square - Final Suite Available
2321 N 7TH ST, PHOENIX, AZ 85006

AVAILABLE FOR LEASE



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com
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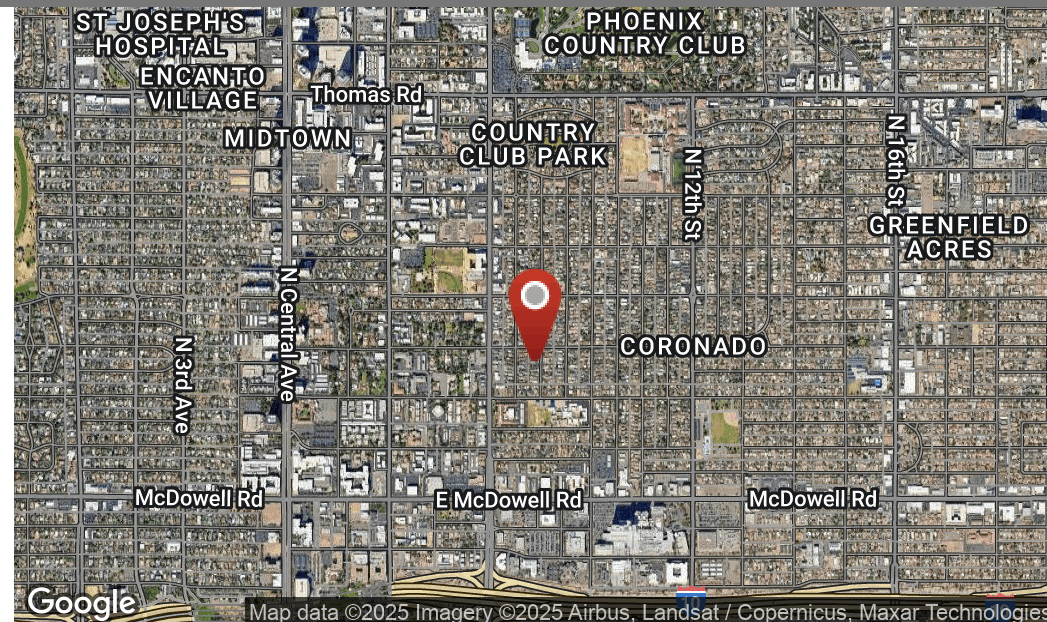
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
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CORONADO DISTRICT – CREATIVE RETAIL SUITE AVAILABLE

2317 NORTH 7TH STREET, PHOENIX, AZ 85006

FOR LEASE



OFFERING SUMMARY

Lease Rate:	Withheld (Please reach out to broker)
Space/Building Size:	2,141 SF
Price/SF:	Withheld
Zoning:	C-2

PROPERTY OVERVIEW

ROI Properties is pleased to present the final remaining suite at Sheridan Square, ideally located in the heart of Midtown Phoenix right off 7th Street and Virginia Avenue. The property offers exceptional visibility with prominent signage along 7th Street, which experiences over 46,000 vehicles per day. Directly across from a newly developed 300 unit apartment community, the site is perfectly positioned to capture steady daily traffic and strong submarket demand. Situated within the historic and vibrant Coronado District, Sheridan Square also provides the convenience of covered parking for tenants and visitors.

PROPERTY HIGHLIGHTS

- Last Vacancy - ±2,141 SF Available
- Premier Midtown Phoenix location off 7th Street & Virginia
- Directly across from a new 300-unit apartment community
- Unobstructed signage with visibility to 46,000+ vehicles per day
- Located in the vibrant Coronado District

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DENSE, INFILL LOCATION NEAR DOWNTOWN PHOENIX

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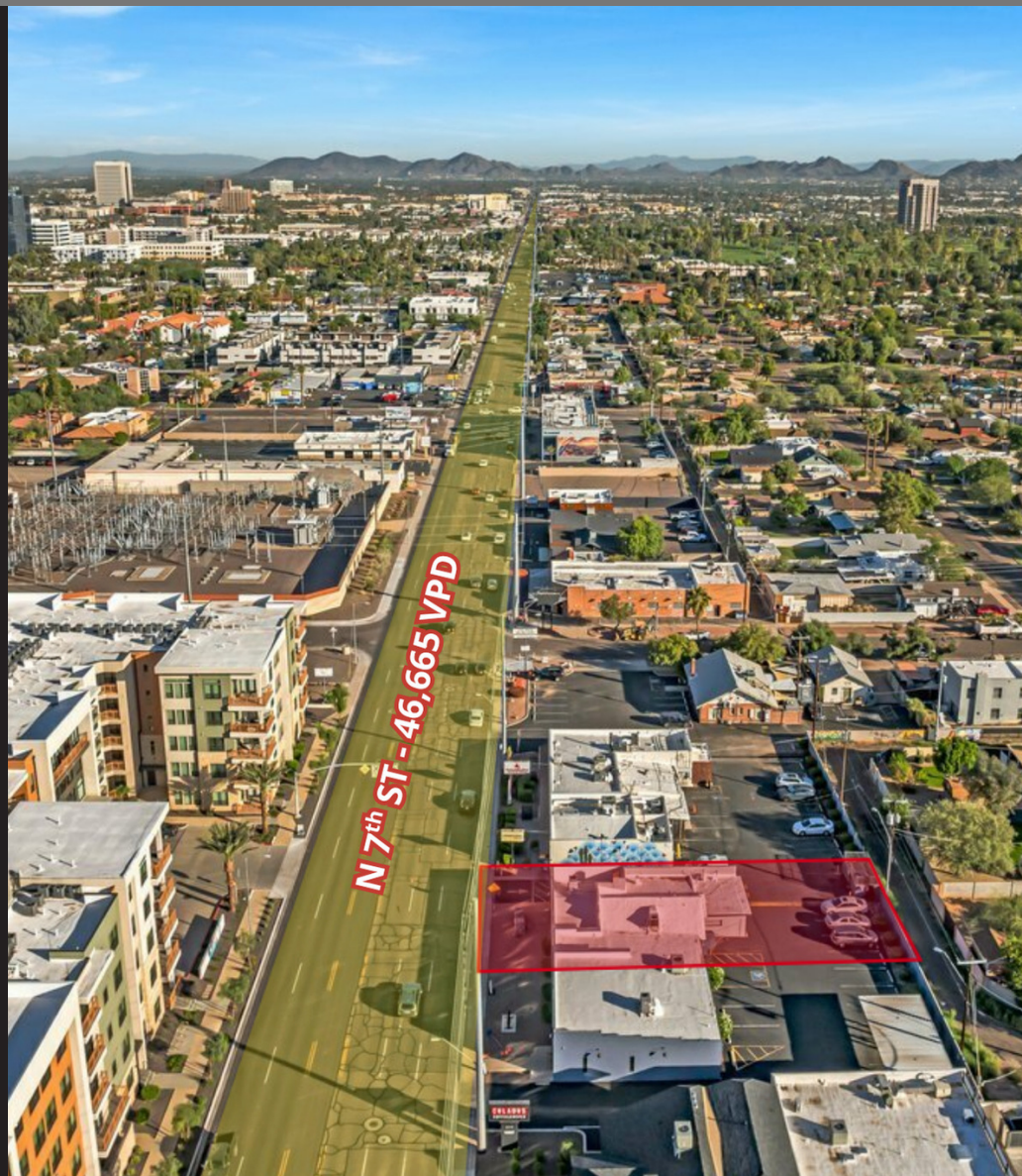
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SHERIDAN SQUARE - 7TH STREET CORRIDOR

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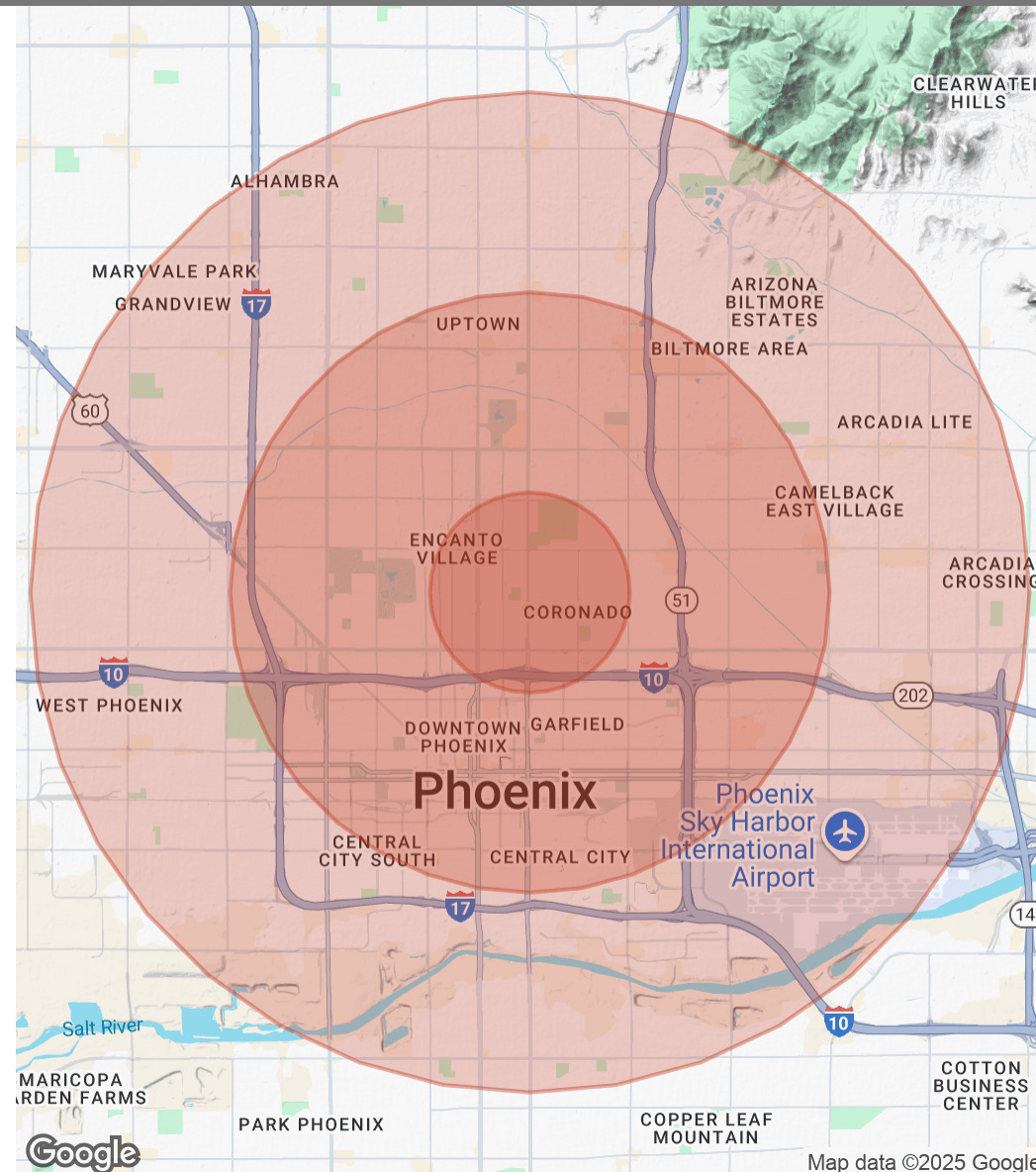
DEMOGRAPHIC SUMMARY

2317 NORTH 7TH STREET, PHOENIX, AZ 85006

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,633	165,304	384,001
Average Age	41	38	37
Average Age (Male)	41	38	36
Average Age (Female)	41	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,444	74,697	153,801
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$103,158	\$84,484	\$88,327
Average House Value	\$626,011	\$492,647	\$484,962



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