

Rare N. Phoenix Jr. Anchor Opportunity

7th Street & Townley Avenue | Phoenix, Arizona

± 19,764 SF Fitness Space Available

FOR LEASE



HIGHLIGHTS

- ± 19,764 SF fitness space can be made available for LEASE
- Rare North Phoenix Junior Anchor Opportunity
- Excellent 7th Street visibility and frontage
- Harbor Freight anchor co-tenancy
- Busy intersection with over 50,000 vehicles per day
- Nearby businesses include Walmart, Ross, Dollar Tree, Starbucks, McDonald's, Salad and Go, Taco Bell, Wells Fargo and more!

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
www.dpcrc.com

AUSTIN PAYNE Direct: 480.322.4264 | Email: austin.payne@dpcrc.com

MARTI WEINSTEIN Direct: 224.612.2332 | Email: marti@dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

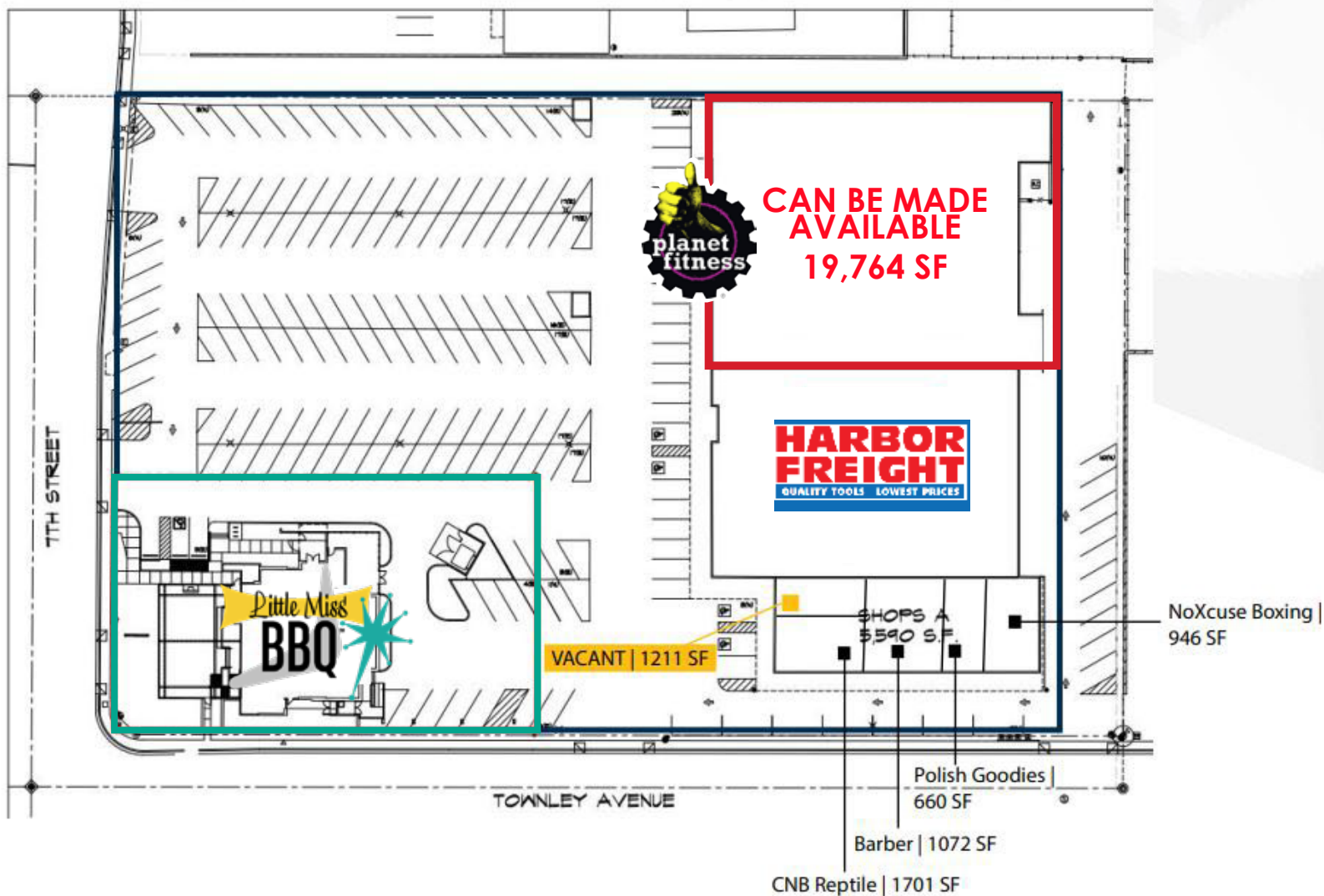
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CURRENT SITE PLAN



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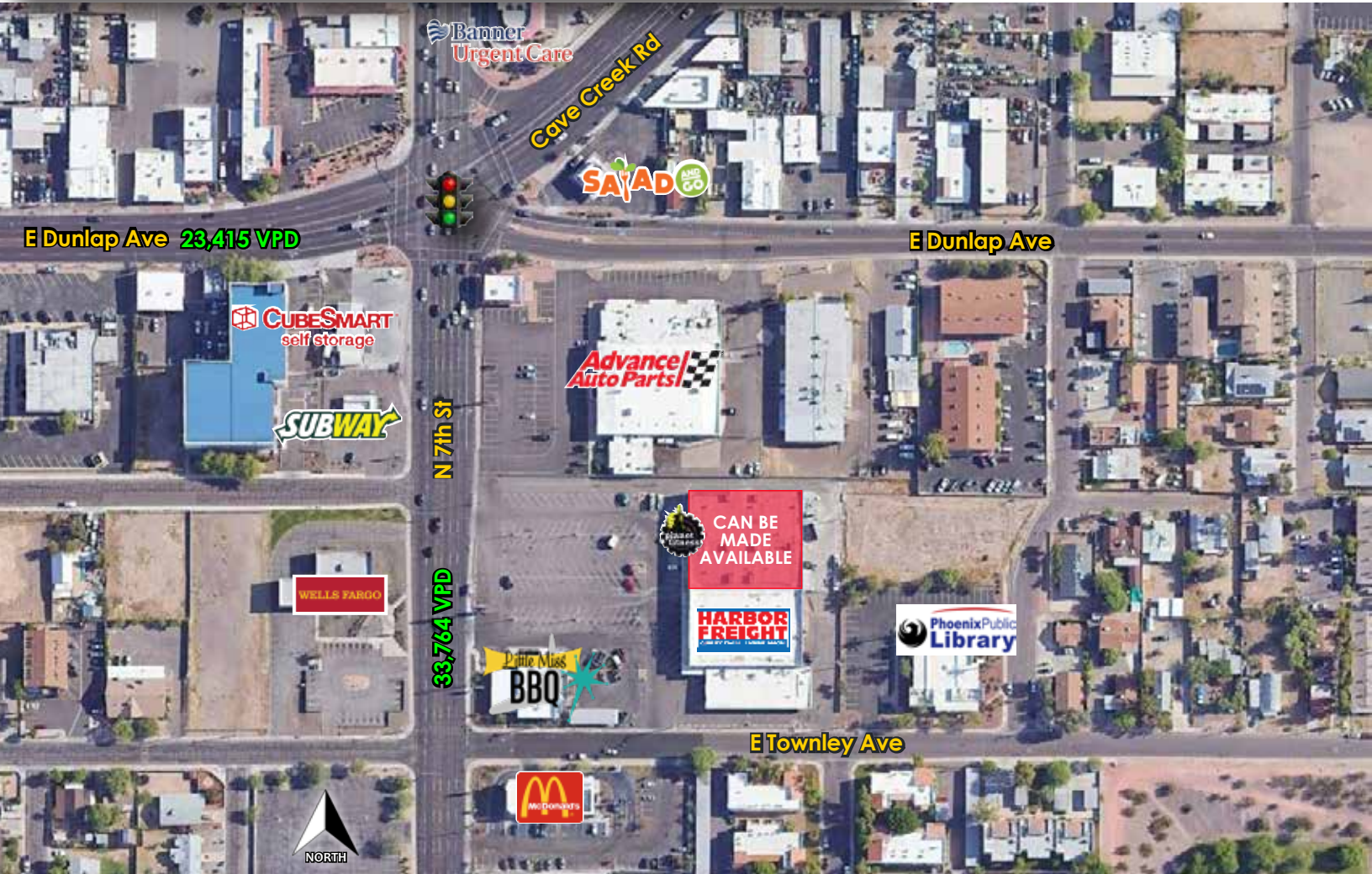


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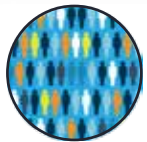
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DEMOGRAPHICS 2024



POPULATION

1 MILE	18,674
3 MILES	113,433
5 MILES	357,712



HOUSEHOLDS

1 MILE	8,477
3 MILES	50,924
5 MILES	153,175



AVG. HH
INCOME

1 MILE	\$97,731
3 MILES	\$114,243
5 MILES	\$114,076



MEDIAN
AGE

1 MILE	38.3
3 MILES	38.9
5 MILES	37.5



DAYTIME
POPULATION

1 MILE	9,961
3 MILES	79,606
5 MILES	241,565



TRAFFIC
COUNTS

Vehicles per Day

7TH STREET	33,764
DUNLAP AVE	23,415

Source: SitesUSA