

New Shop Space Available

NEC 7th Ave & Osborn Rd | Phoenix, AZ



OFFERING SUMMARY

Available SF: ±1,300 SF - ±10,523 SF
 Lease Rate: Please Call for Rates
 Lot Size: .80 Acres
 Zoning: C-1/P-1, Phoenix

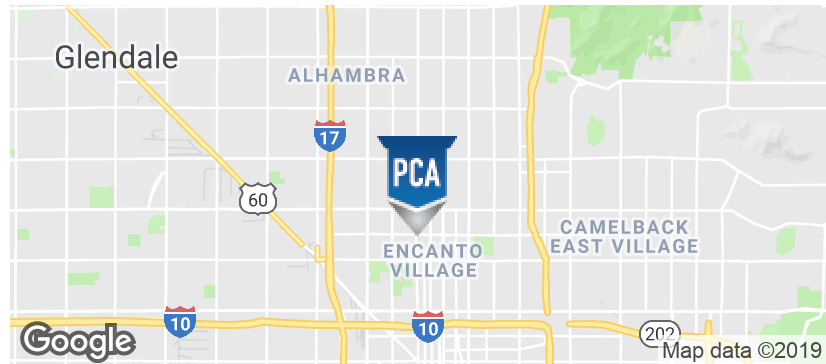
PROPERTY HIGHLIGHTS

- Redevelopment Opportunity at Intersection
- Safeway Anchored Center
- Patio Opportunities
- Busy Intersection

TRAFFIC COUNTS

N: ±31,578 VPD (NB & SB)
 S: ±27,060 VPD (NB & SB)
 E: ±20,595 VPD (EB & WB)
 W: ±13,395 VPD (EB & WB)

ADOT 2017 & Phoenix 2015



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	16,416	171,971	447,992
2023 Population	18,651	188,211	479,857
Nearby Historic NBHDS	Avg. HH Incomes		
Campus Vista	\$83,223		
Encanto North	\$76,628		
Encanto Manor	\$102,445		

ESRI 2018 Estimates

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