

Available

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For Lease

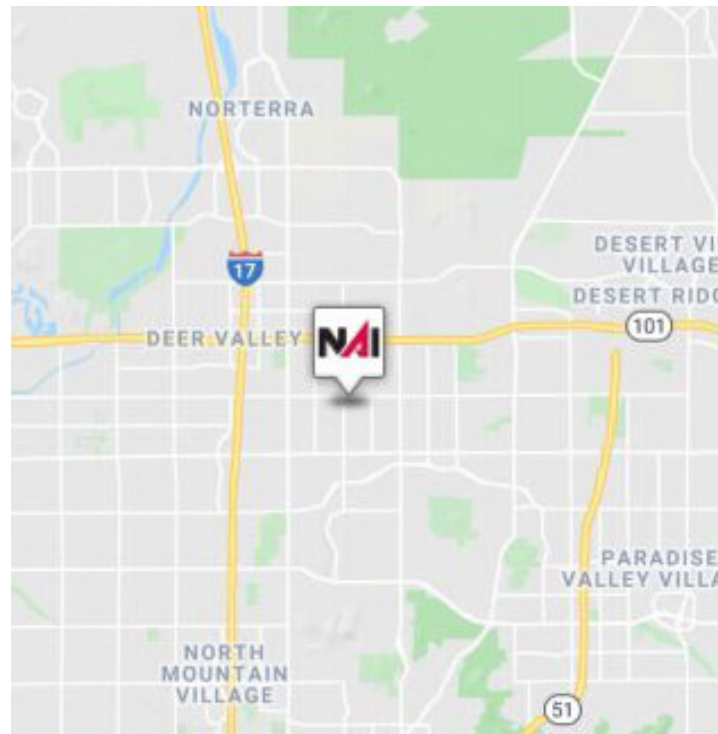
Union Hills Dr & 7th Ave
1,500 SF - 3,000 SF Retail Space

520-602 W Union Hills Drive

Phoenix, Arizona 85027

Property Features

- Potential drive-thru
- Good visibility
- High traffic counts
- Monument signage on Union Hills
- Ample parking
- Densely populated
- 1 mile south of Loop 101
- Convenient North Phoenix location
- At the corner of 7th Ave & Union Hills Drive
- Great property right next to a very busy McDonalds
- 1,500 SF - 3,000 SF End-cap Available



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	34.2	34.1	34.7
Population	19,212	115,376	274,069
Average HH Income	\$61,462	\$66,603	\$66,952

Traffic Counts	VPD
W Union Hills Dr	23,596
N 7th Ave	21,016



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Site
Plan

For Lease
Union Hills Dr & 7th Ave
Retail Space



Space	Space Use	Lease Rate (NNN)	Size
Suite 106 – 107	Street Retail	\$20.00 SF/YR + NNN	1,500 - 3,000 SF



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Aerial Map

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Property Photos

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