



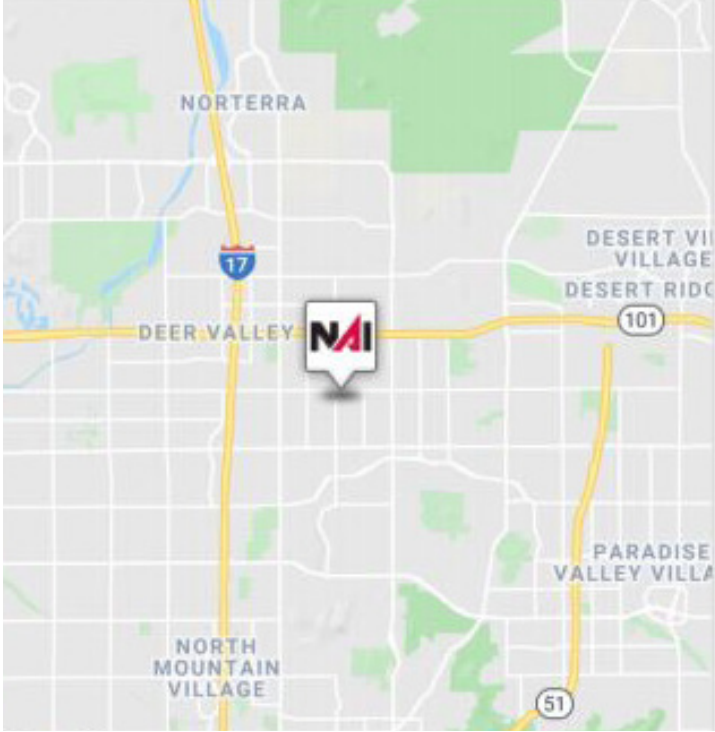
For Lease  
 Union Hills Dr & 7th Ave  
 Retail Space

# 520-602 W Union Hills Drive

Phoenix, Arizona 85027

## Property Features

- 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



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

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Space	Space Use	Lease Rate (NNN)	Size
Suite 102 – 103	Street Retail	\$18.00 SF/YR +NNN	2,900 SF

# Aerial Map

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Retail Space



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