

URGENT CARE | MEDICAL OFFICE SPACE AVAILABLE

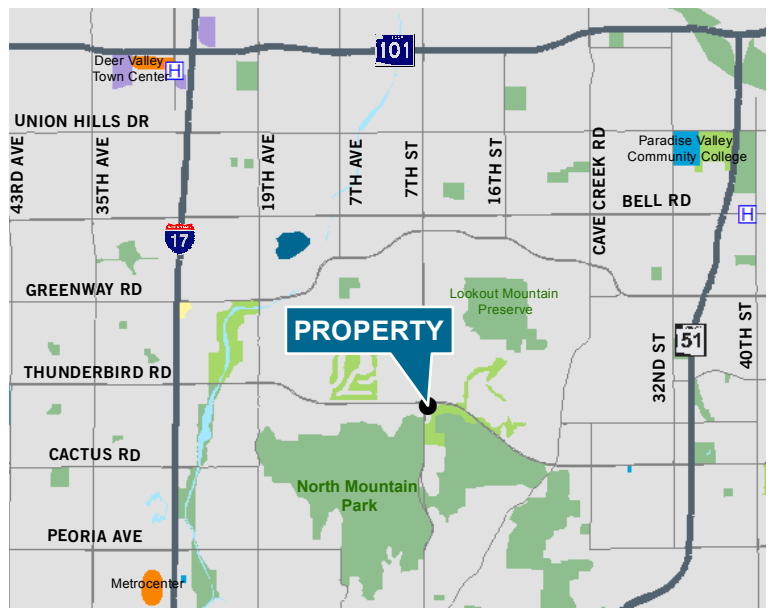
SEC 7th St & Thunderbird Rd | Phoenix, Arizona



FOR LEASE

Property Highlights:

- Project Size: ±7,415 SF
- ± 3,575 SF Built Out Space Available
- **Ideal for an Urgent Care - Medical Office location**
- Zoning: C-1
- Huge traffic counts on Thunderbird Road
- Massive monument signage
- Full turning movement to Thunderbird Road and 7th Street
- **Call for Rates**



For more information, please contact:

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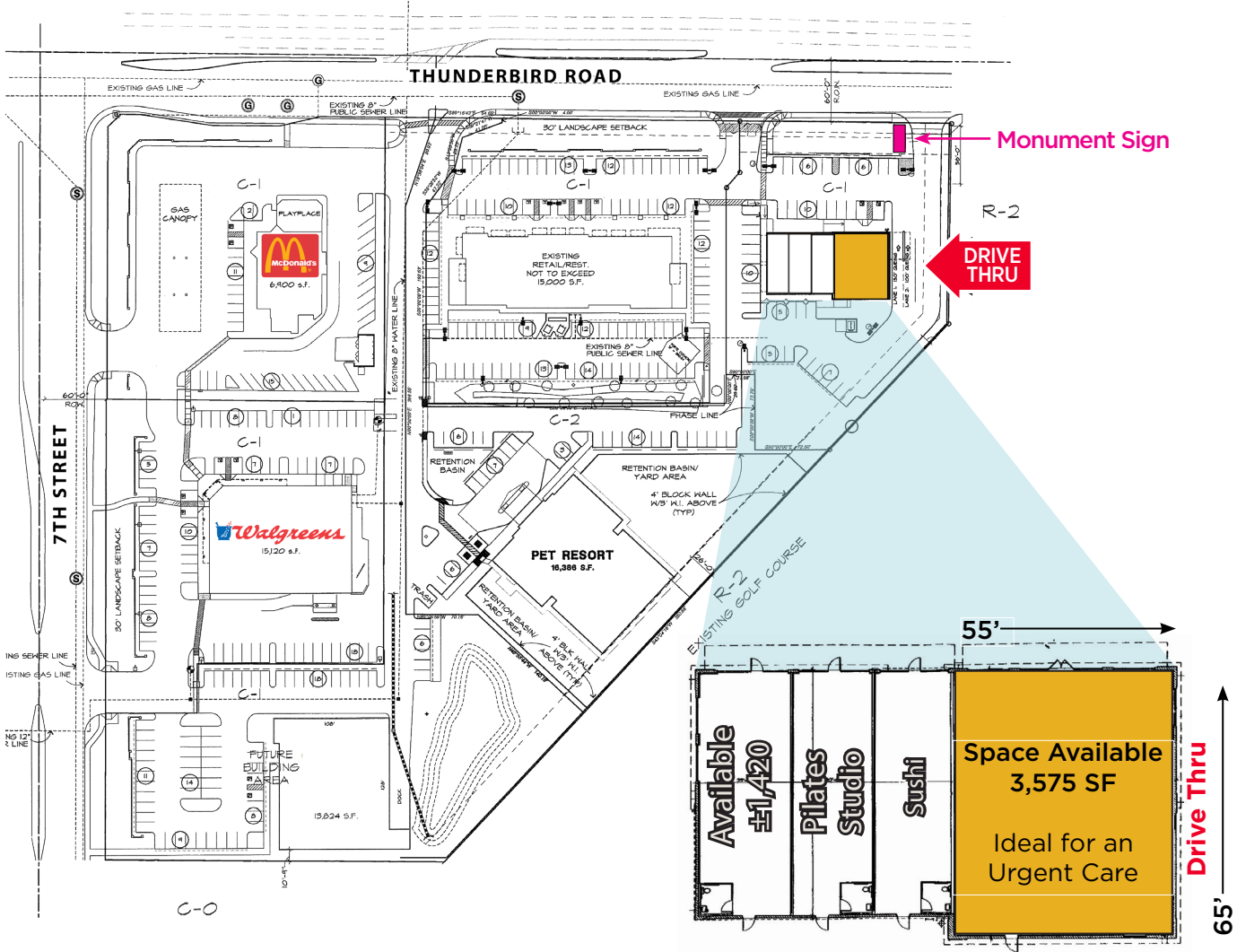
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Site Plan



Traffic Counts:

North on 7th St:	32,703 VPD
South on 7th St:	32,442 VPD
East on Thunderbird Rd:	30,524 VPD
West on Thunderbird Rd:	33,238 VPD

Source: Costar 2018

Demographics:

	1 MILE	3 MILE	5 MILE
2018 Population	6,279	131,627	381,620
2018 Avg HHI	\$127,648	\$73,618	\$72,788
2023 Avg HHI (Projected)	\$147,657	\$86,334	\$84,962

Source: Esri 2018

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