

7035 S. CENTRAL AVE

Phoenix, Arizona

±0.81 ACRES AVAILABLE / FOR SALE OR GROUND LEASE



Primary Contact: Ryan Leavitt / ryan@ventanacre.com / +1 602 810 0034

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Phoenix, Arizona

OVERVIEW

±0.81 Acres Available / For Sale or Ground Lease

ADDRESS: 7035 S Central Ave,
Phoenix, AZ 85042

APN: 114-10-018A

LOT SIZE: ±0.81 AC (±35,431 SF)

ZONING C-2

HIGHLIGHTS

- Located along Central Avenue with ±25,576 VPD
- Densely populated trade area, ±194,000 residents in a 5 mile radius
- Hard corner location
- Adjacent to a Food City anchored shopping center
- A new traffic signal is being installed at the intersection of Central Avenue and Jessie Owens Parkway

	1 MILE	3 MILES	5 MILES
POPULATION	18,789	106,176	194,677
AVERAGE HOUSEHOLD INCOME	\$78,375	\$99,921	\$98,650
DAYTIME POPULATION	15,393	90,681	286,560
HOUSEHOLDS	5,827	32,931	60,248



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NEIGHBORHOOD MAP

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