



RARE & AFFORDABLE EXISTING COMMERCIAL SPACE ON CAREFREE HWY

SEC OF CAREFREE HWY AND 7TH ST | PHOENIX, AZ

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PROPERTY HIGHLIGHTS

- Ideal for Retail, Office and Medical
- 2,000 SF End-Cap Drive-thru available
- 7,829 SF Compound Pharmacy available
- 720 SF- 7,829 SF available, 1st and 2nd story suites available
- Located along Carefree Hwy, a major East-West North Valley thoroughfare, which sees over 20,000 VPD
- Close proximity to I-17 provides access to a broader regional trade area
- With the introduction of TSMC, the general area is seeing substantial population growth
- Excellent visibility along Carefree Hwy
- Scarcity of visible retail, office, and medical space along the Carefree Hwy corridor

2025 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **55,556**

DAYTIME POPULATION **38,730**

TRAFFIC COUNTS

W CAREFREE HWY

23,369 VPD

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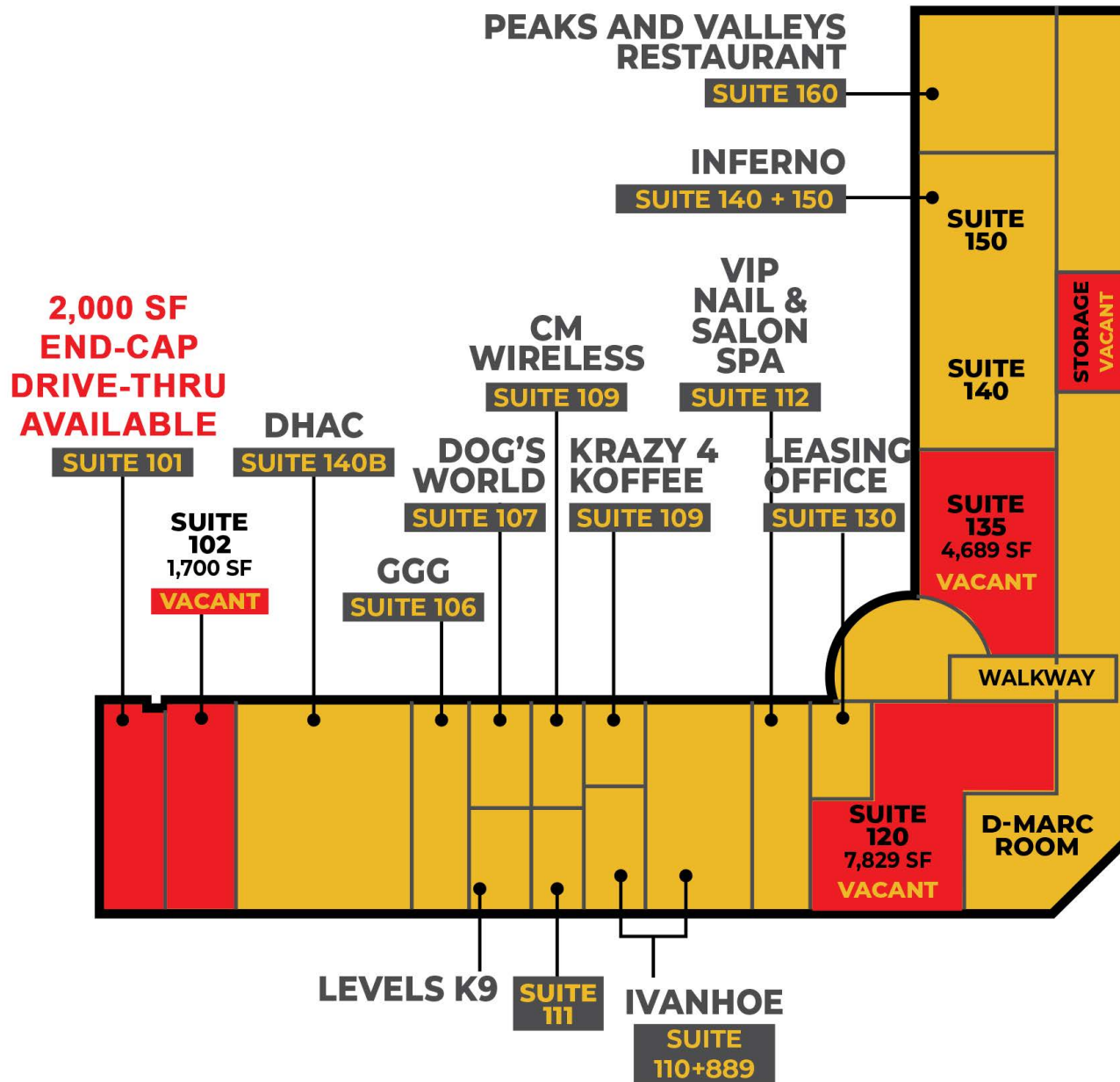


SITE PLAN



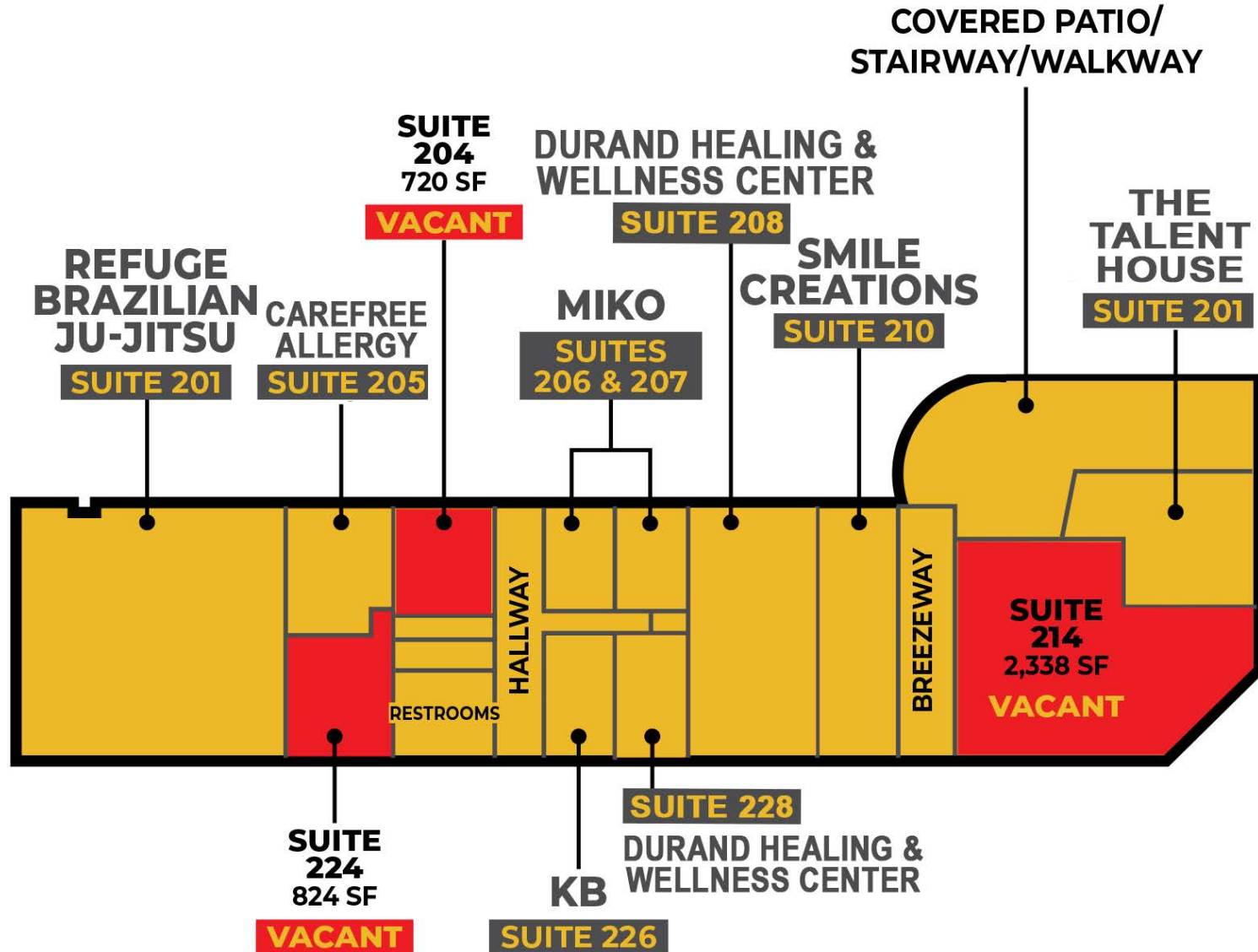
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FIRST FLOOR



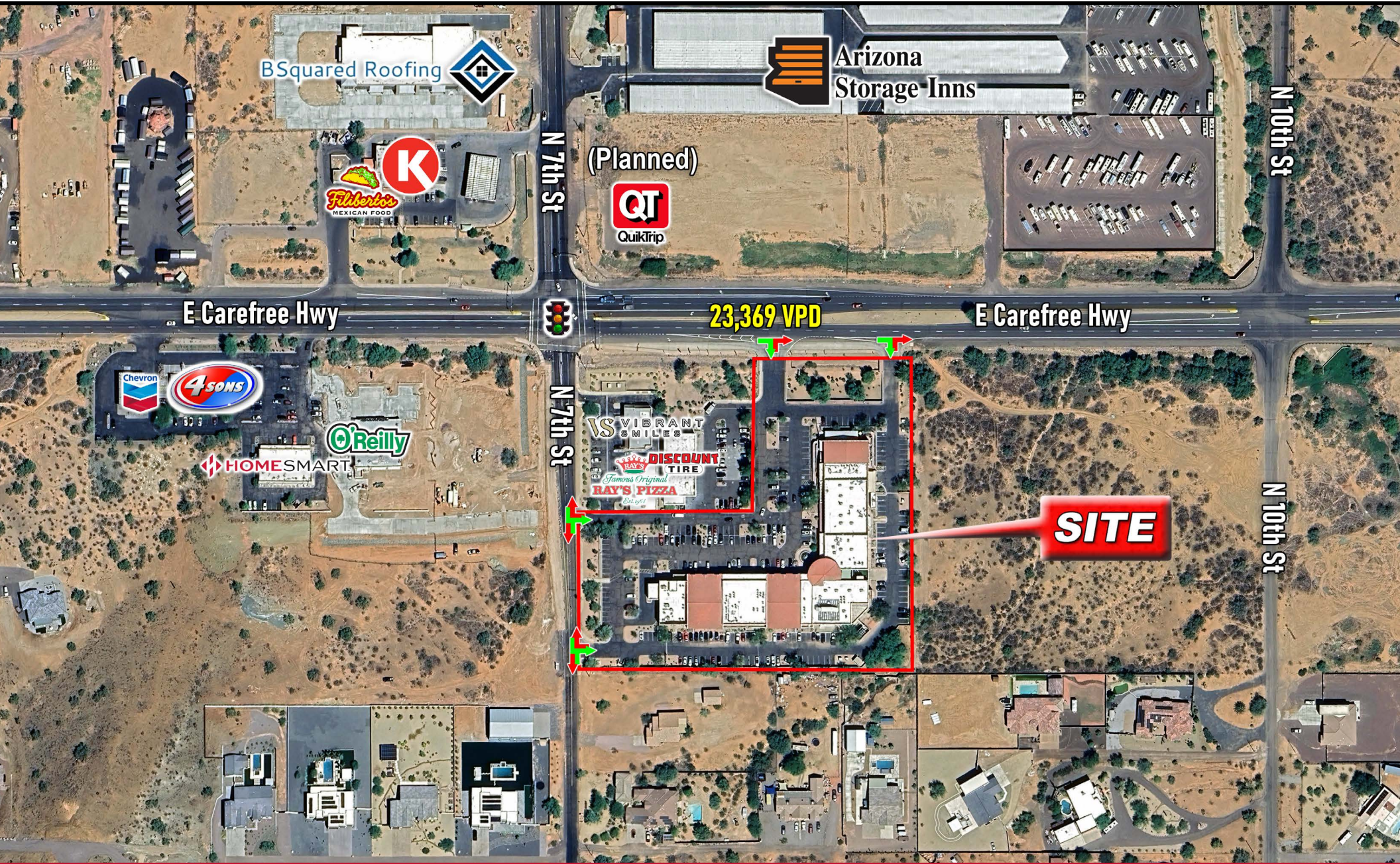
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SECOND FLOOR



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INTERSECTION AERIAL



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DRONE IMAGE



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DRONE IMAGE



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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



2025 Total Population

1 MILE	3 MILE	5 MILE
1,915	15,113	55,556

2030 Total Population

1,992	15,866	63,313
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Average HH Income

1 MILE	3 MILE	5 MILE
\$188,255	\$186,160	\$177,865

Median HH Income

\$151,637	\$156,275	\$141,908
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Daytime Workers

1 MILE	3 MILE	5 MILE
1,005	3,988	14,495

Daytime Residents

705	5,947	24,235
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2025 Households

1 MILE	3 MILE	5 MILE
748	5,539	21,389

2030 Households

756	5,856	24,730
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Owner Occupied Housing

1 MILE	3 MILE	5 MILE
94.9%	85.5%	78.4%

Renter Occupied Housing

5.1%	14.5%	21.6%
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2025 Median Age

1 MILE	3 MILE	5 MILE
51.9	45.2	43.2

2030 Median Age

51.2	45.5	42.8
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