



8911 N 7th St

PHOENIX, AZ

FOR SUBLEASE



Former Walgreens Sublease Opportunity

±14,700 SF building available

HIGH traffic counts with more than 52,200 VPD at the intersection

CLOSE proximity to HonorHealth John C. Lincoln Medical Center

NEARBY major retailers such as Wells Fargo, Planet Fitness, Advanced Auto, & Family Dollar

LOCATED in densely populated area with over 375,000 people within 5 miles

275 surface parking spaces in center

TERM END DATE 12/31/2026

TIM HURLEY
602.513.5168
tim.hurley@kidder.com

TRASK SWITZENBERG
480.363.0670
trask.switzenberg@kidder.com

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023			
Population	19,121	52,825	115,874
Households	7,946	22,016	49,676
Avg Household Income	\$75,508	\$93,375	\$85,693

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