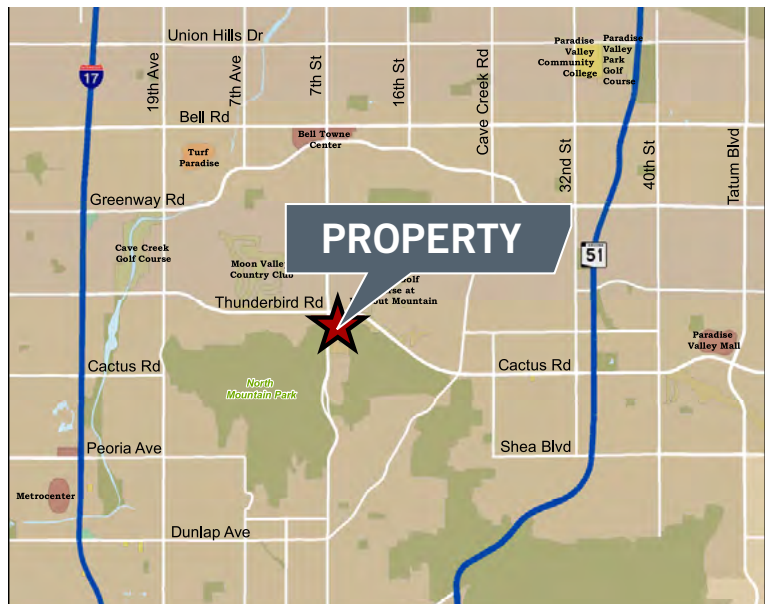




## FOR LEASE

### Property Highlights:

- Project Size: ±7,415 SF
- Available Shop Space: 1,200 SF
- Zoning: C-1
- Lease Rate: Call for rate



For more information, please contact:

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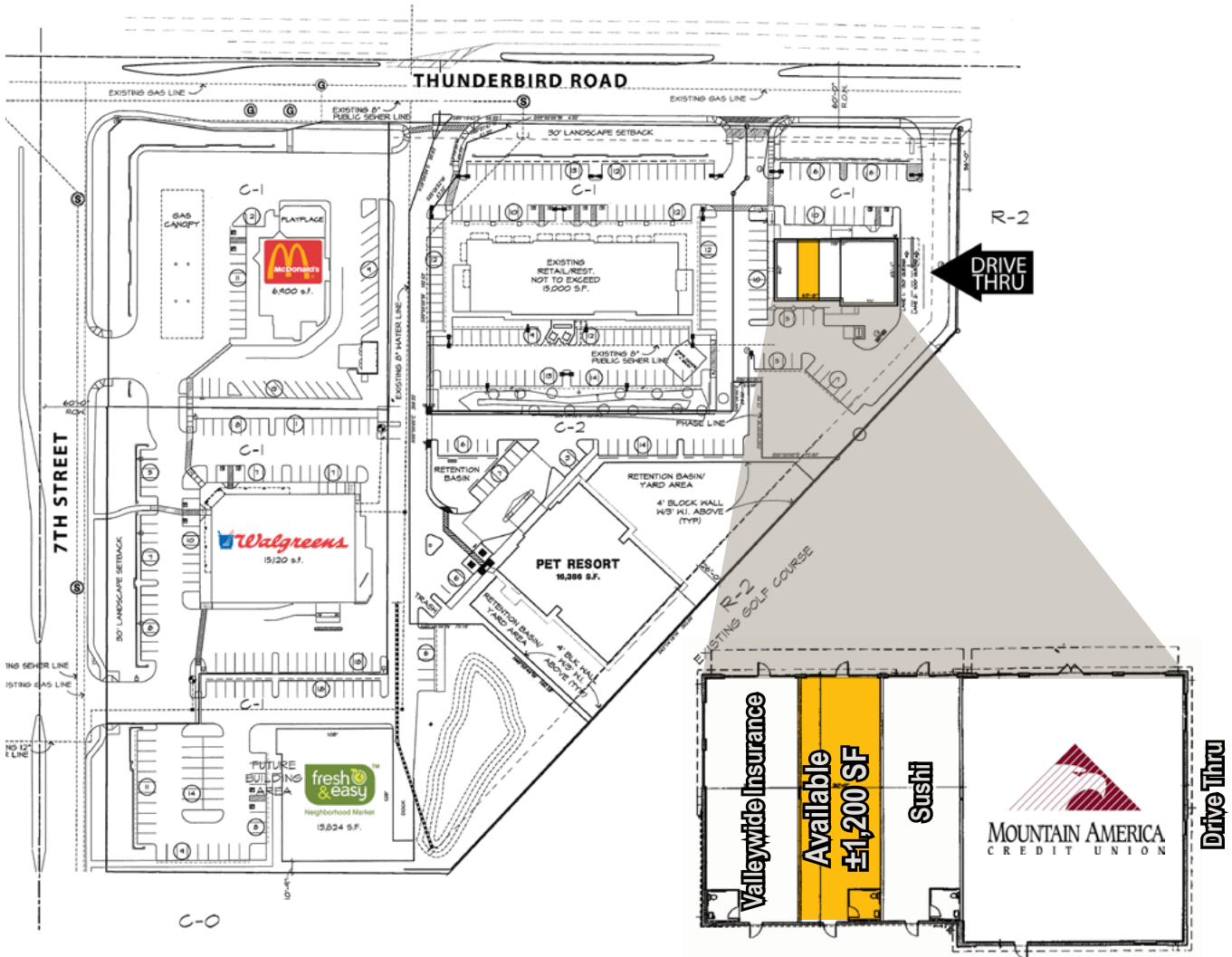
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## Site Plan



### Traffic Counts:

North on 7th St:	41,100 VPD
South on 7th St:	35,900 VPD
East on Thunderbird Rd:	44,000 VPD
West on Thunderbird Rd:	53,600 VPD

### Demographics:

	1 MILE	3 MILE	5 MILE
Population (2010 Estimate)	7,344	132,922	380,550
2010 Average Household Income	\$114,007	\$73,059	\$72,652

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