



8115 NORTH 19TH AVENUE

PHOENIX, ARIZONA 85012

1,200 Square Feet Available, Suite A103

\$18.50 Per Square Foot + NNN

Second Generation Nail Salon

Albertson's Anchored Center

N/NEC 19th Avenue & Northern Avenue

Close Proximity to I-17 Freeway

Excellent Visibility/Frontage Along 19th Avenue

High Traffic Intersection

Densely Populated Trade Area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	35.9	36.7	36.3
POPULATION:	21,112	179,703	458,280
AVERAGE HH INCOME:	\$82,522	\$88,369	\$90,014

TRAFFIC COUNTS	AADT
19TH AVENUE:	42,236
NORTHERN AVENUE:	43,608

YEAR BUILT	1999
ZONING	C-1, City of Phoenix
APN	158-07-080A

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



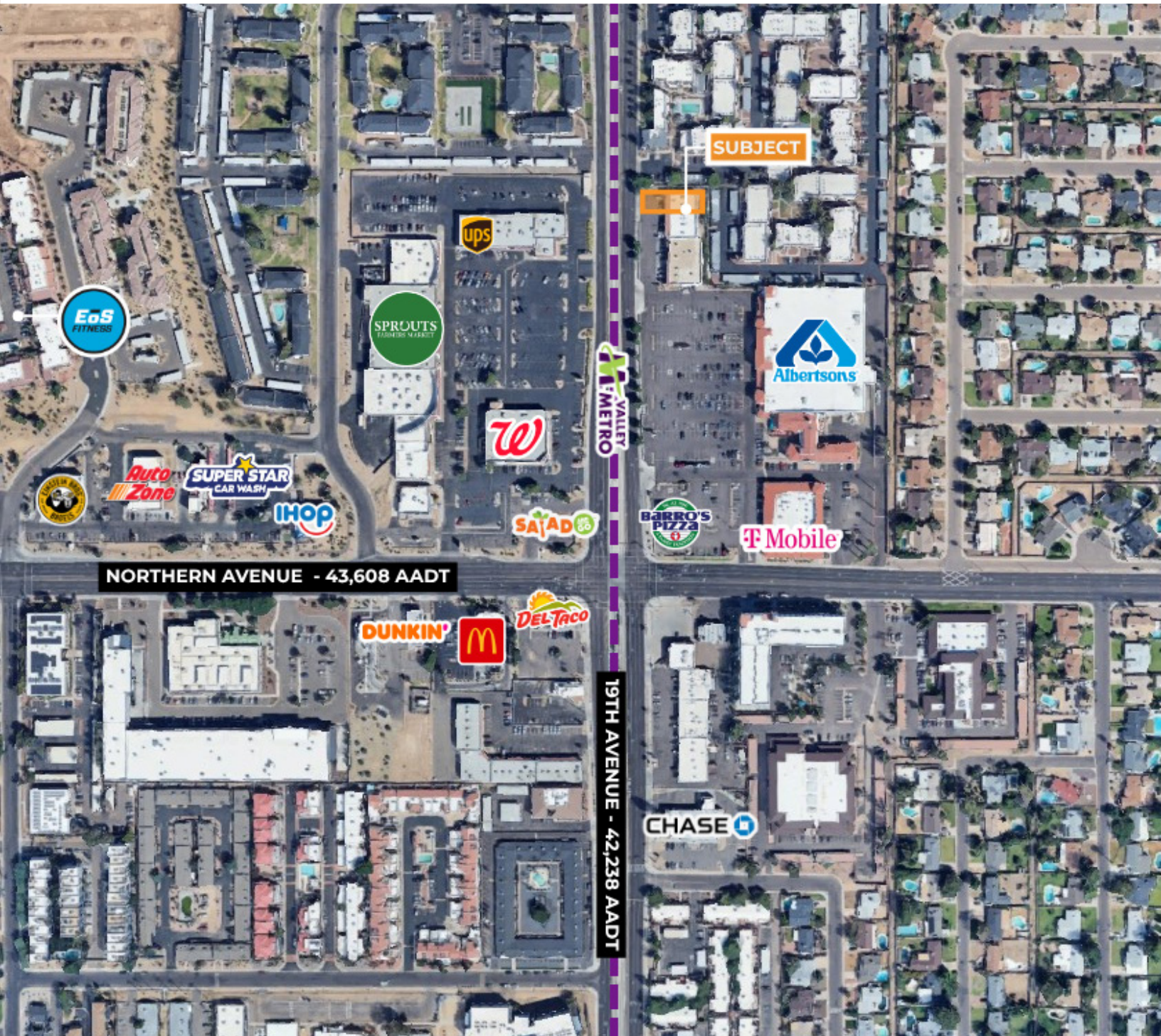
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