

The Ross Walgreens Shopping Center

NWC 204 - 230 East Bell Road | Phoenix, Arizona 85022



ADDITIONAL INFORMATION

Joe Hoye

Director

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PROPERTY HIGHLIGHTS

- ±21,137 SF Box Space Available for Lease
- Extremely dense North Phoenix submarket – 7th Street & Bell Road is a Regional Intersection
- Visibility from Bell Road – One of Phoenix's busiest arterials
- Adjacent to a consistently top-performing Walgreens in Phoenix

TRAFFIC COUNTS

BELL ROAD: 40,476 VPD

7TH STREET: 34,644 VPD

Source: Kalibrate Technologies 2021

DEMOGRAPHIC BRIEF 2021

	1-MILE	3-MILE	5-MILE
POPULATION:	24,626	139,868	334,037
HOUSEHOLDS:	11,275	57,693	133,622
MEDIAN AGE:	35.7	37.6	37.2
AVERAGE HH INCOME:	\$74,425	\$82,620	\$80,586

Source: Esri Business Analyst

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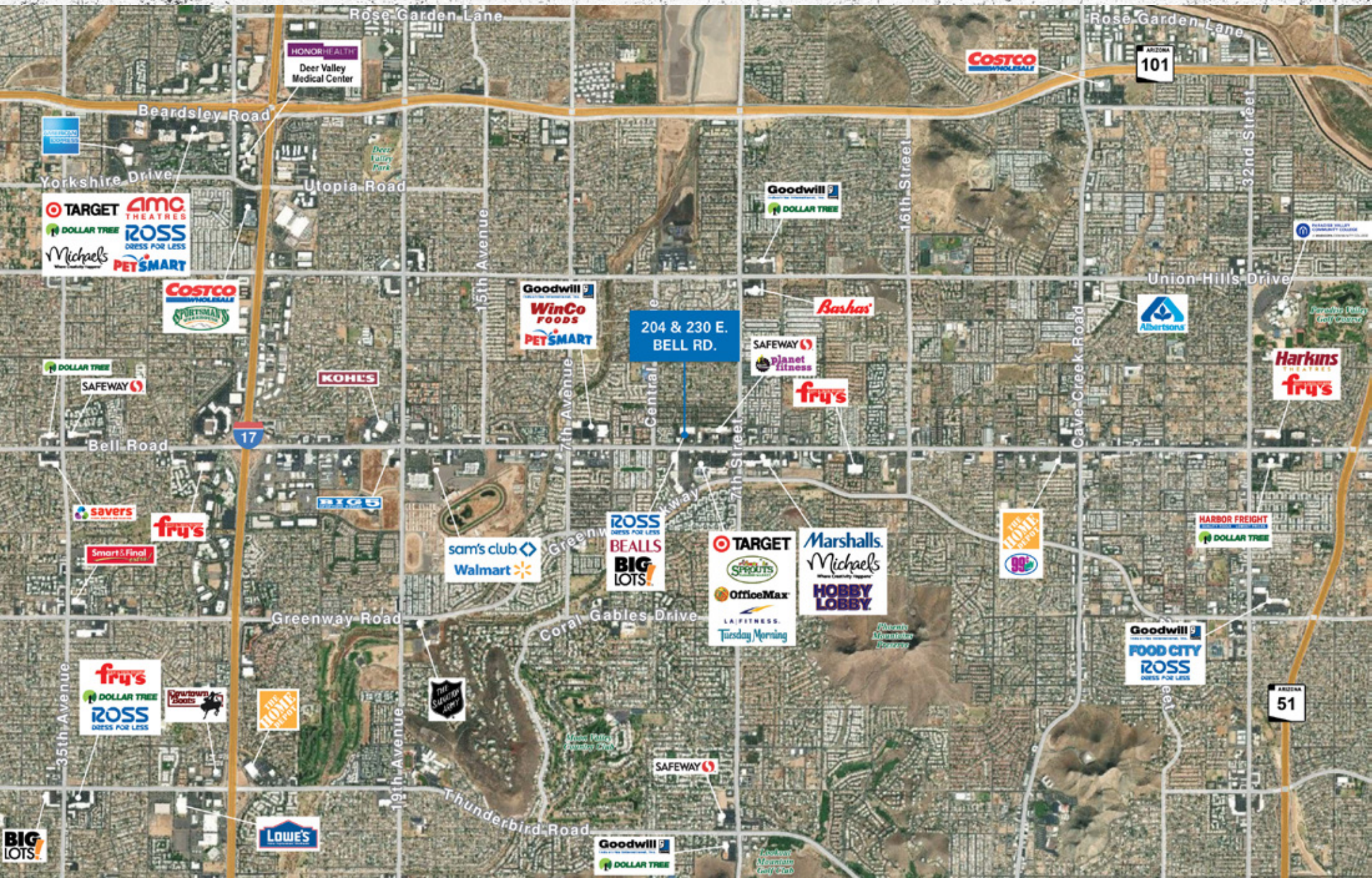
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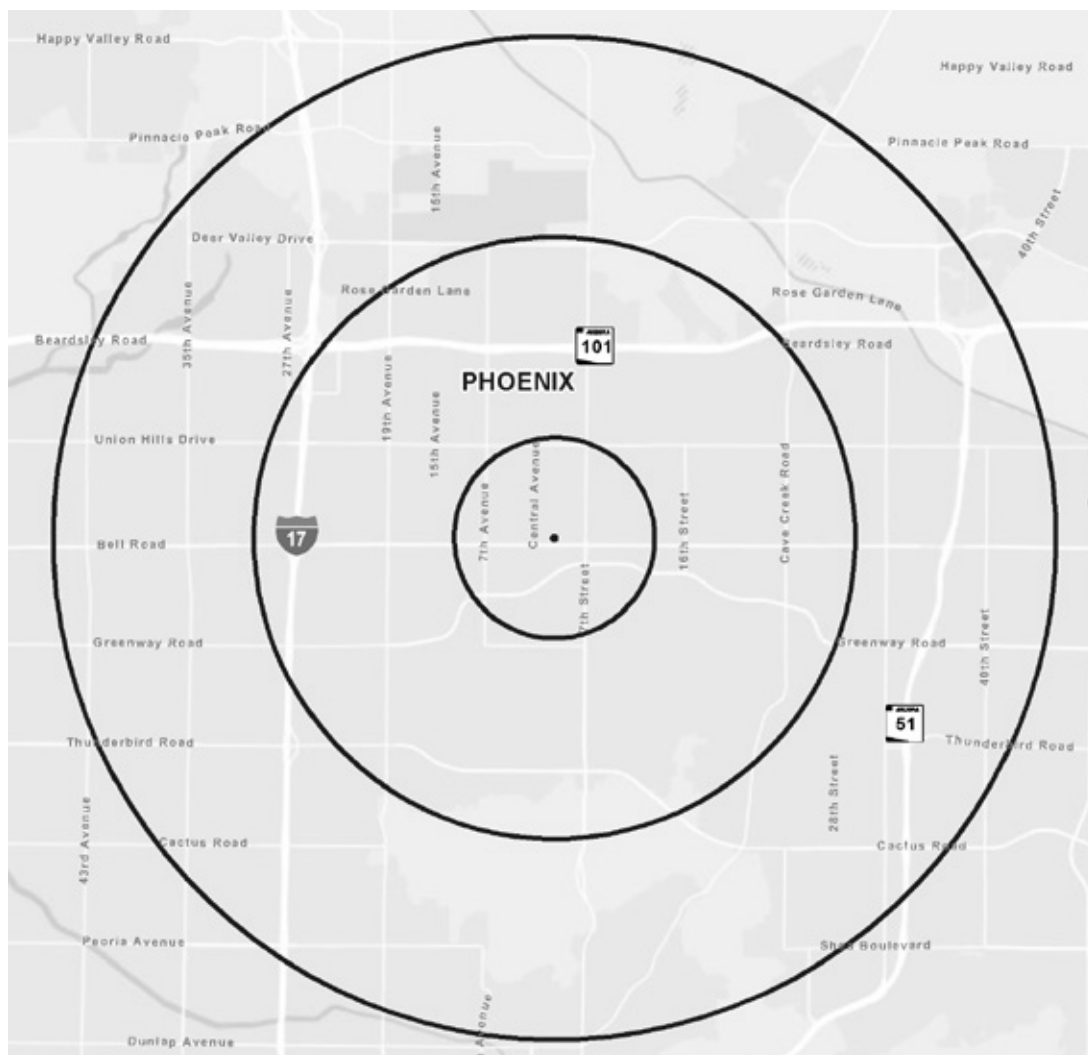
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Demographic Profile



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Phoenix, AZ 85022

LATITUDE: **33.64168** | LONGITUDE: **-112.07077**

Population	1-Mile	3-Mile	5-Mile
2021 Estimated Population	24,626	139,868	334,037
2026 Projected Population	26,394	147,469	351,356
2021 Est. Daytime Population	19,597	125,800	321,161
Households			
2021 Estimated Households	11,275	57,693	133,622
2026 Projected Households	12,013	60,666	140,307
Income			
2021 Est. Average HH Income	\$74,425	\$82,620	\$80,586
2021 Est. Median HH Income	\$52,937	\$60,479	\$60,071
2021 Est. Per Capita Income	\$33,882	\$34,064	\$32,268
Business			
2021 Est. Employees	4,965	41,734	125,705
2021 Est. Businesses	512	3,406	9,468

Source: Esri Business Analyst

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