# Waterfront Freestanding Building in Central Corridor!

#### 8525 North Central Avenue—Frontage on Canal Waterfront & Murphy's Bridal Path on Central Ave!



- -Available for Build to Suit or Ground Lease
- -5,556 SF Building with Large Patio!
- -Central/Sunnyslope Corridor in Uptown Phx
- -Located Directly Against Canal Waterfront with Connectivity to Canal Biking/Walking Path

-Only Commercial Property on Murphy's Bridal Path (2.7 Mile Trail)



## HINKSON COMPANY, LLC

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#### **DEMOGRAPHICS:**

	<u>1 Mile</u>	<u> 3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	19,418	121,179	381,549
Households	8,147	52,470	157,843
Avg. Income:	\$74,958	\$85,799	\$81,368

#### -Once in a Lifetime Redevelopment Opportunity!

### -Growing Restaurant Synergy near:



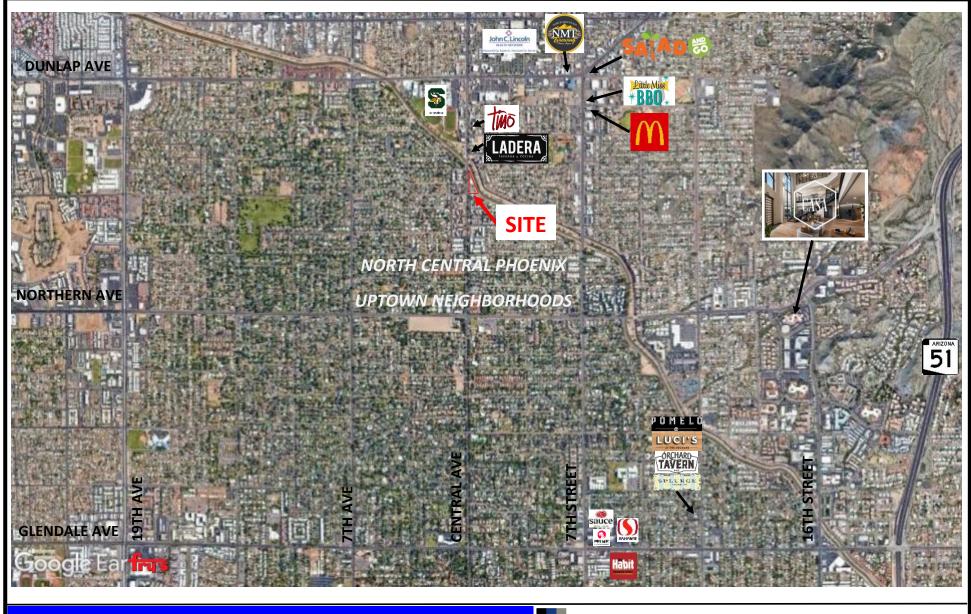
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# **ReDevelopment Opportunity**

### 8525 N. Central Ave, Phoenix, AZ



**Trade Area** 

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# **Up Close Aerial**

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