

Freestanding Drive Thru Building in 7th St Corridor!

8601 North 7th Street



- Available for Build to Suit or Ground Lease
- 2,667 SF Freestanding Drive Thru Building!
- 7th Street/Sunnyslope Corridor in Uptown Phx
- Densely populated trade area—121,000 in 3 Miles
- Large Monument sign on 7th Street and potential to add large outdoor patio out front!

DEMOGRAPHICS:

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

-Sunnyslope “#1 Hottest Neighborhood to be in 2020” - PHOENIX MAGAZINE

-Two Blocks South of Little Miss BBQ!

HINKSON COMPANY, LLC

5050 N. 40th Street Suite 350 Phoenix, AZ 85018
 Office: 480-794-1887 Web: HinksonCompany.com

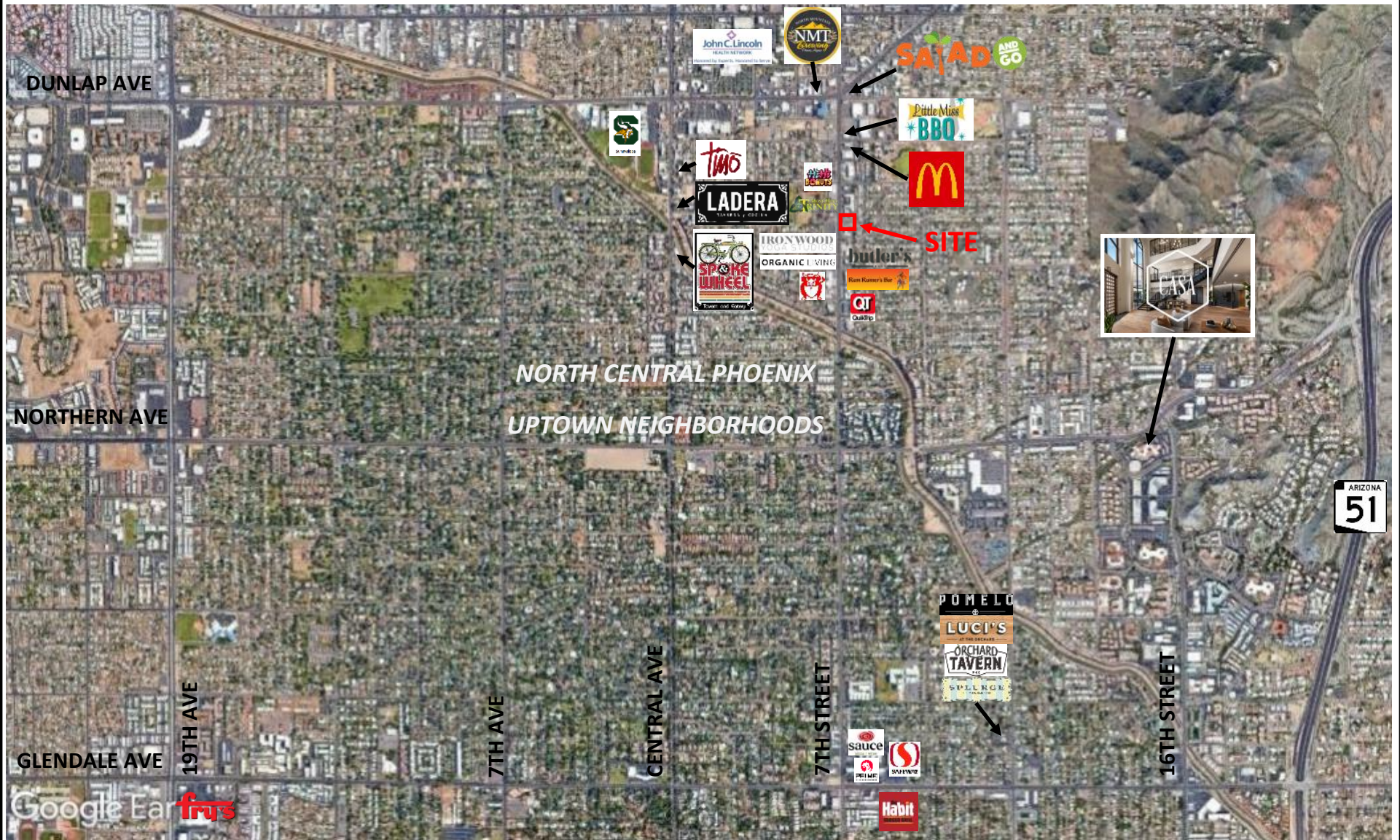
For Additional Information Please Contact:

JAMES NEAL
 Mobile: 602-370-0422
 E-mail: James@HinksonCo.com

CHRIS HINKSON
 Mobile: 480-329-3887
 Email: Chris@HinksonCo.com

Pad Opportunity

8601 North 7th Street, Phoenix, AZ



Trade Area

HINKSON COMPANY, LLC

WWW.HinksonCompany.Com

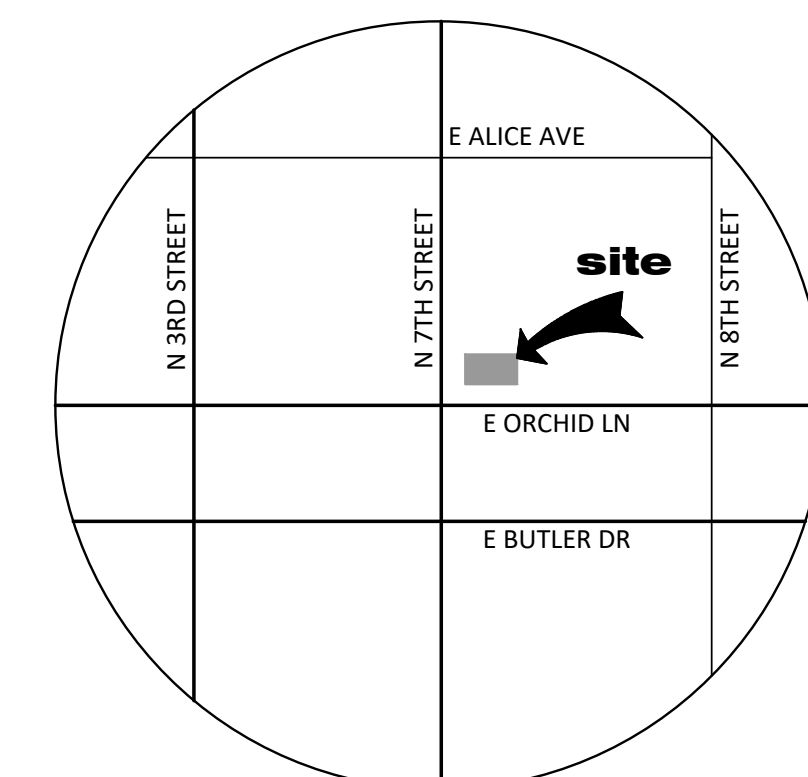
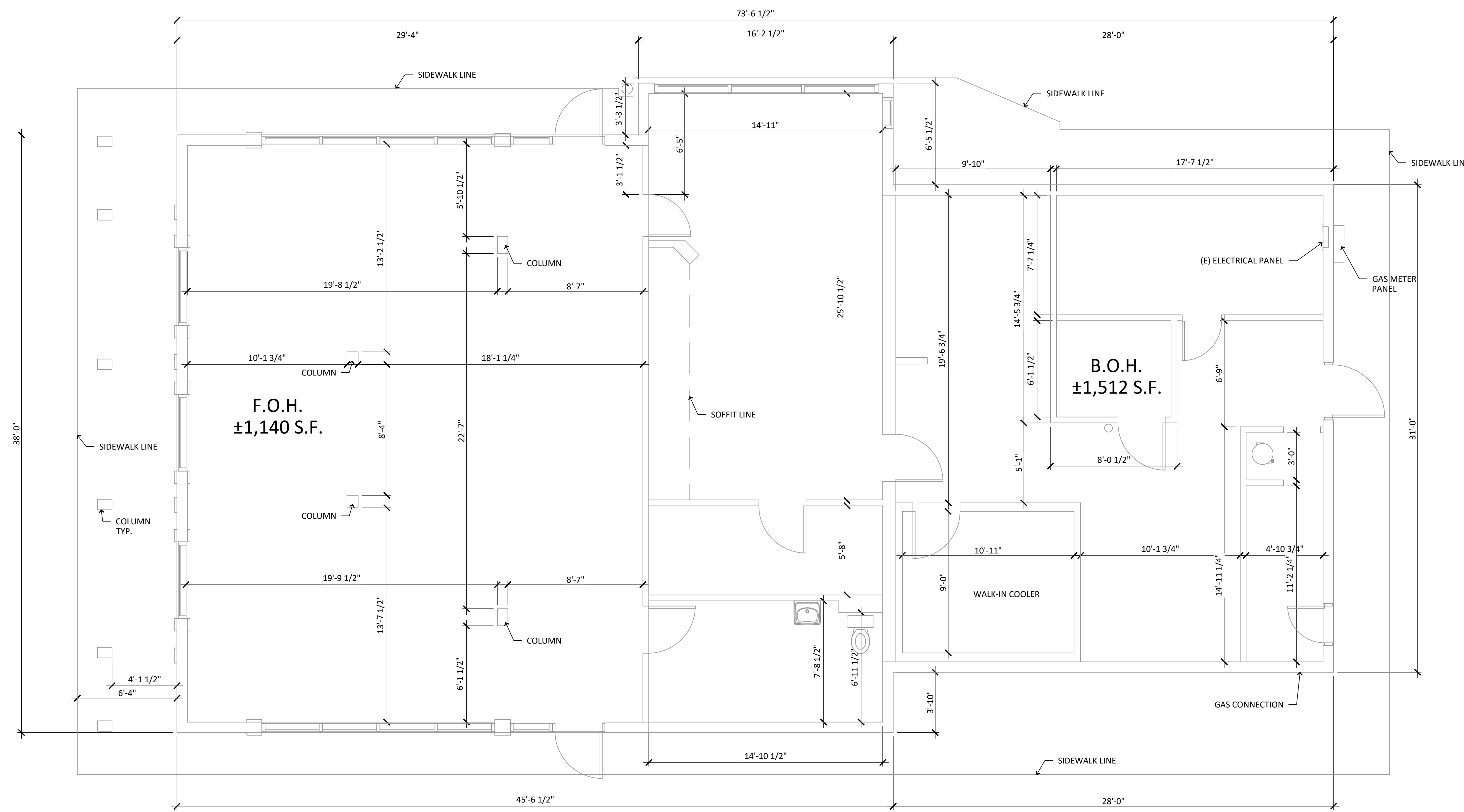
(480) 794-1887

PROJECT DIRECTORY

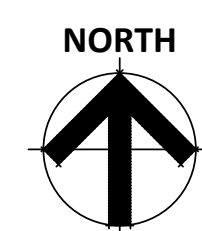
ARCHITECT:
 RKA A ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

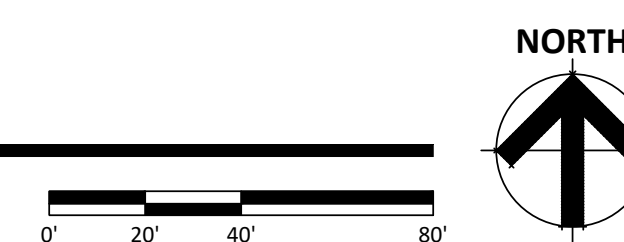
PARCEL NUMBER:	160-04-004D
EXISTING ZONING:	C-2
USE PERMIT MAY BE REQUIRED:	
SITE AREA:	.465 ACRES (20,297.4 S.F.)
PROPOSED USE:	TBD
FRONT OF HOUSE	1,140 S.F.
BACK OF HOUSE	1,512 S.F.
TOTAL BUILDING AREA:	2,652 S.F.



VICINITY MAP
 SCALE: N.T.S.



FLOOR PLAN
 SCALE: 1/2"=1'-0"



N 7TH & E ORCHID LN
 8601 N 7TH ST
 PHOENIX, AZ 85020
 DATE: 09-29-2021 (PRELIMINARY)

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A1.0
 RKA A# 21278



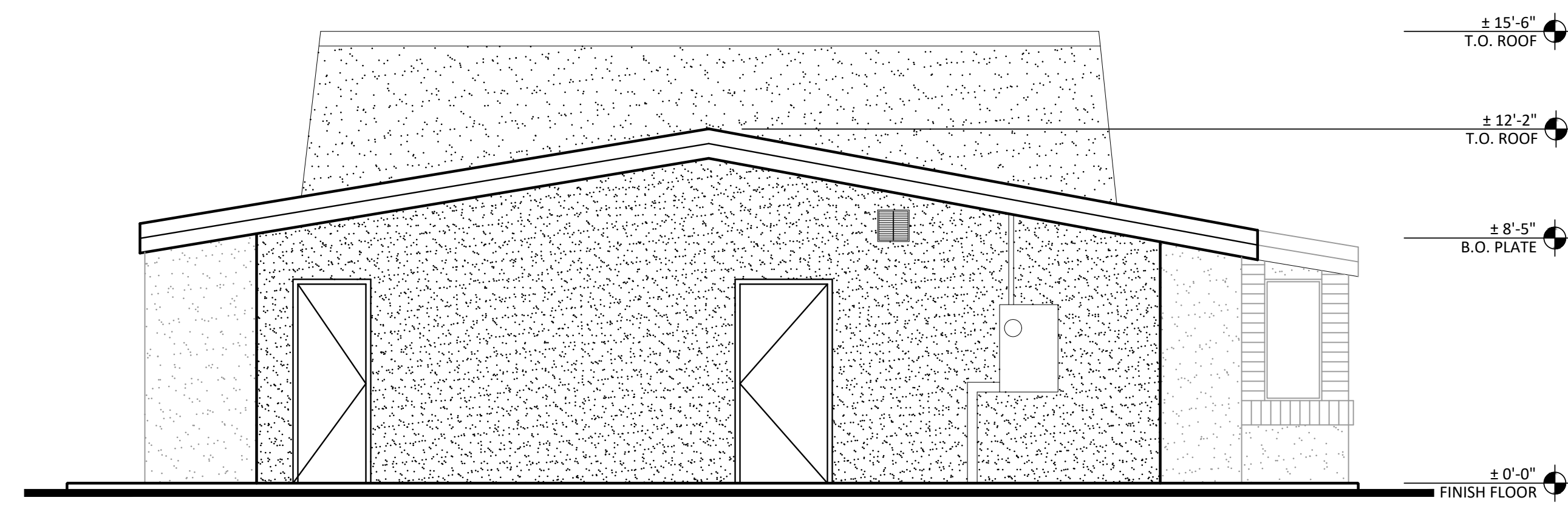
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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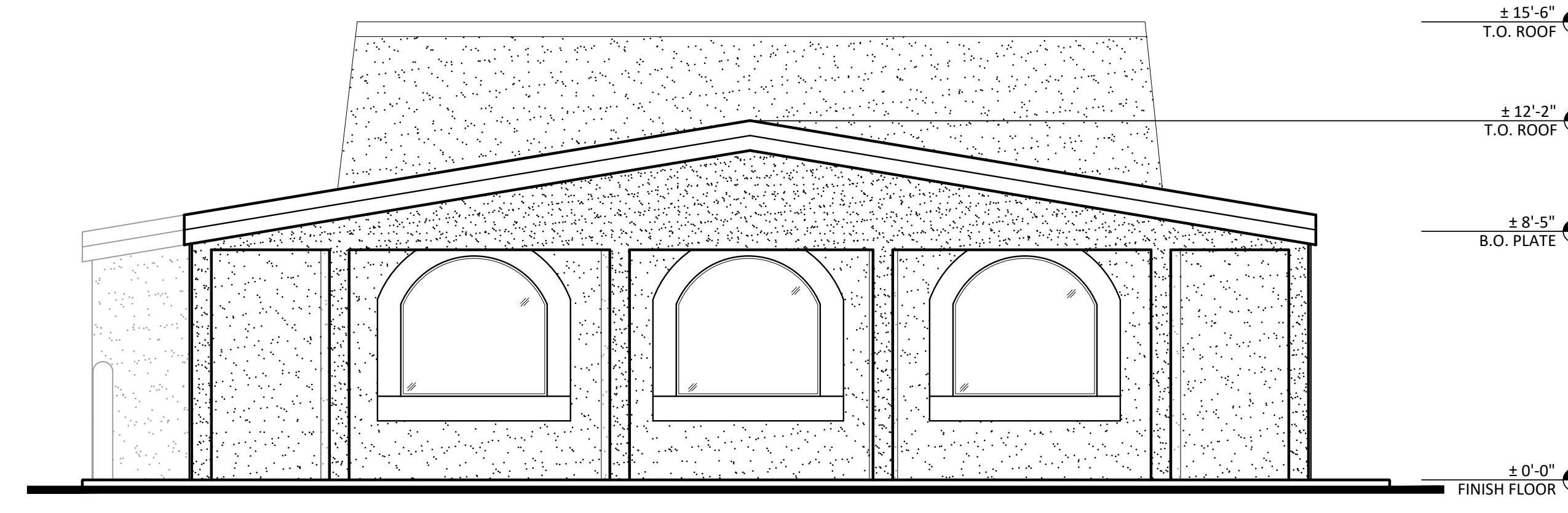
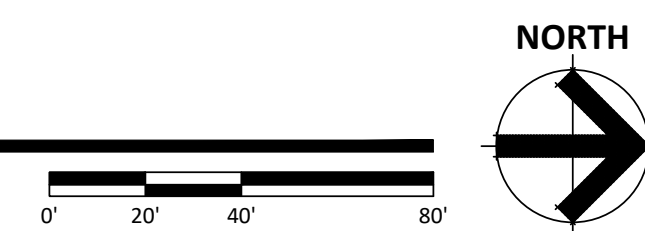
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 EXISTING ZONING: C-2
 USE PERMIT MAY BE REQUIRED:
 SITE AREA: .465 ACRES (20,297.4 S.F.)
 PROPOSED USE: TBD
 FRONT OF HOUSE 1,107 S.F.
 BACK OF HOUSE 1,559 S.F.
 TOTAL BUILDING AREA: 2,666 S.F.



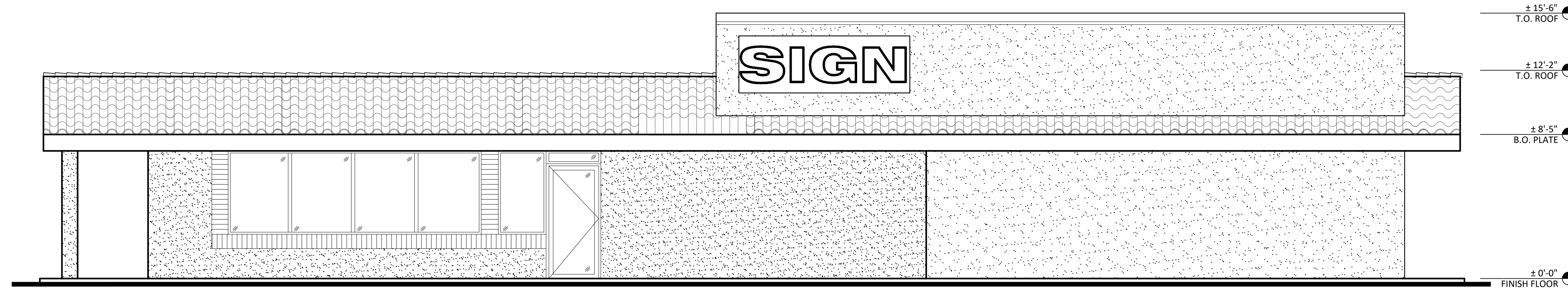
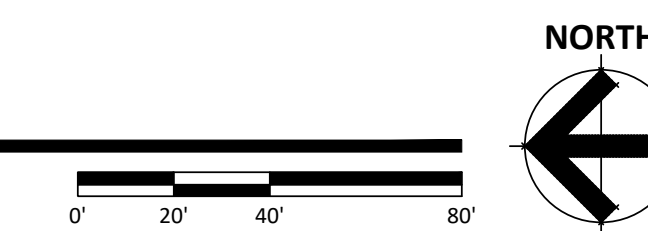
WEST ELEVATIONS

SCALE: 1/2"=1'-0"



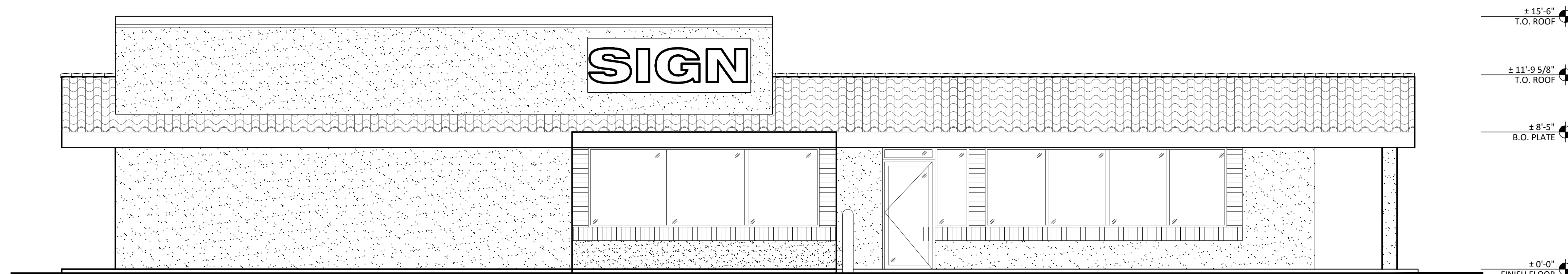
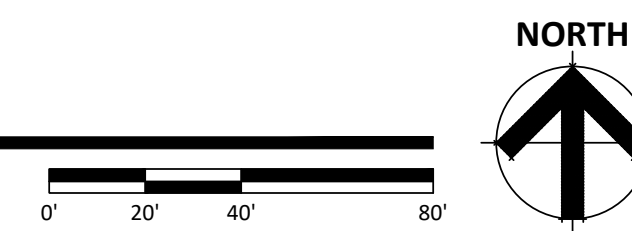
EAST ELEVATIONS

SCALE: 1/2"=1'-0"



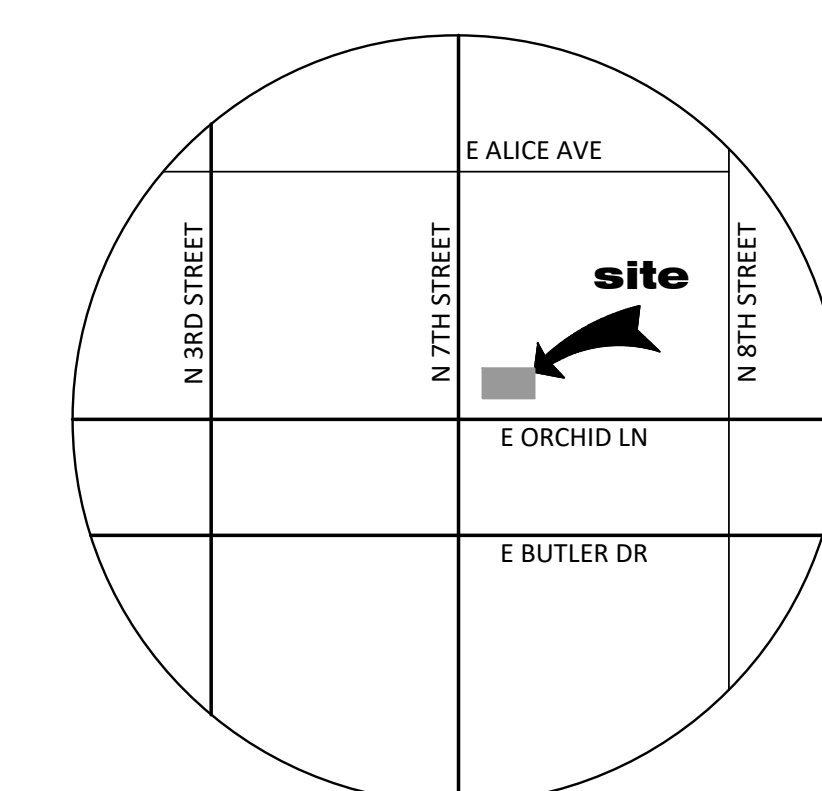
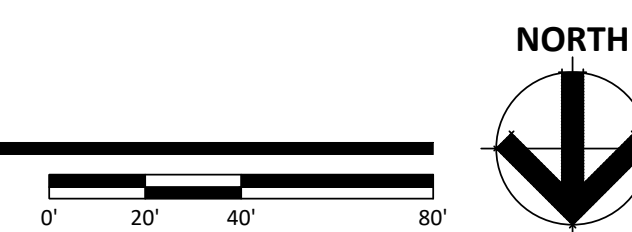
NORTH ELEVATIONS

SCALE: 1/2"=1'-0"



SOUTH ELEVATIONS

SCALE: 1/2"=1'-0"



VICINITY MAP

SCALE: N.T.S.



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RKAA# 21278



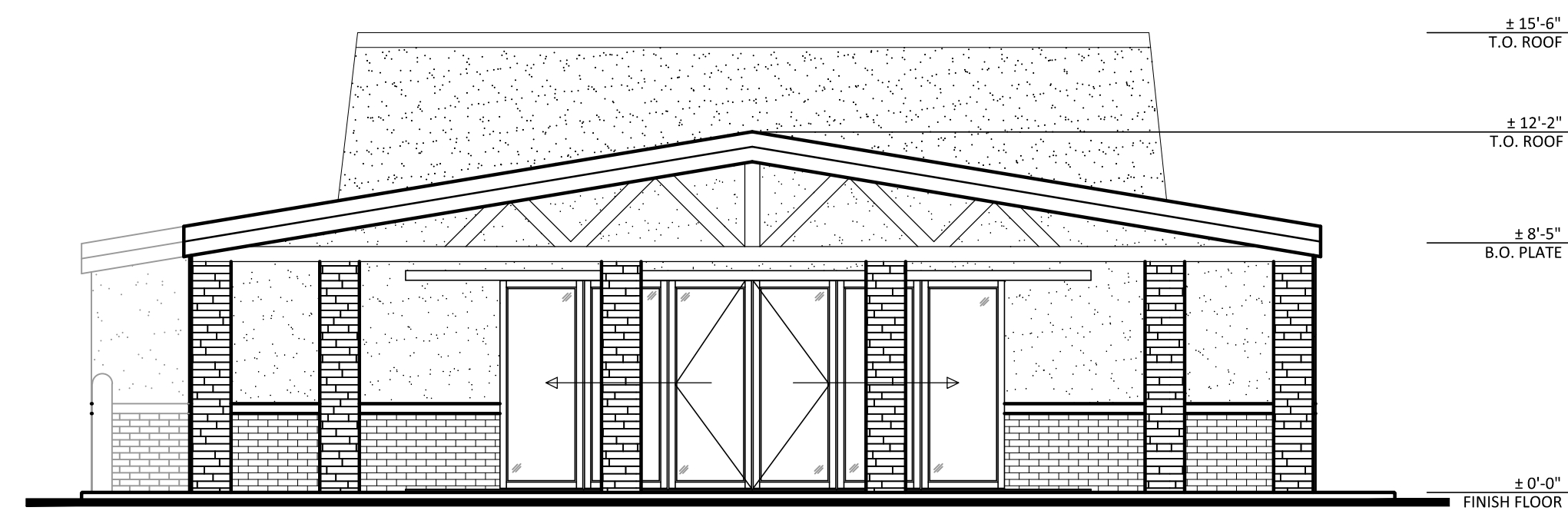
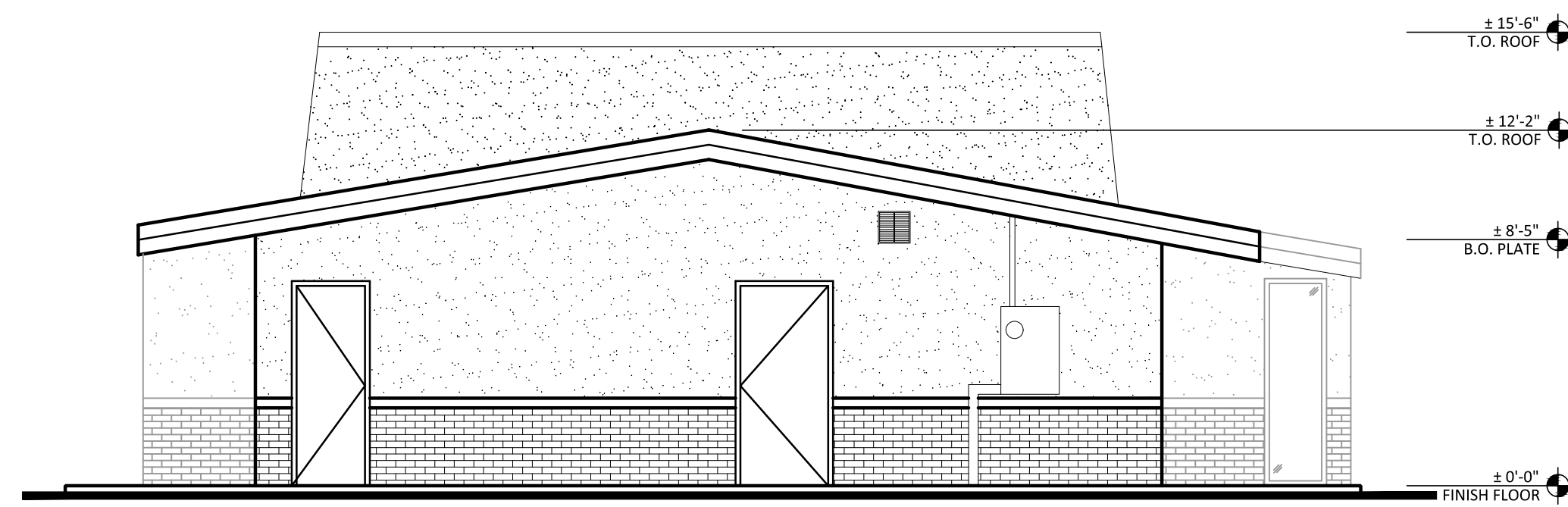
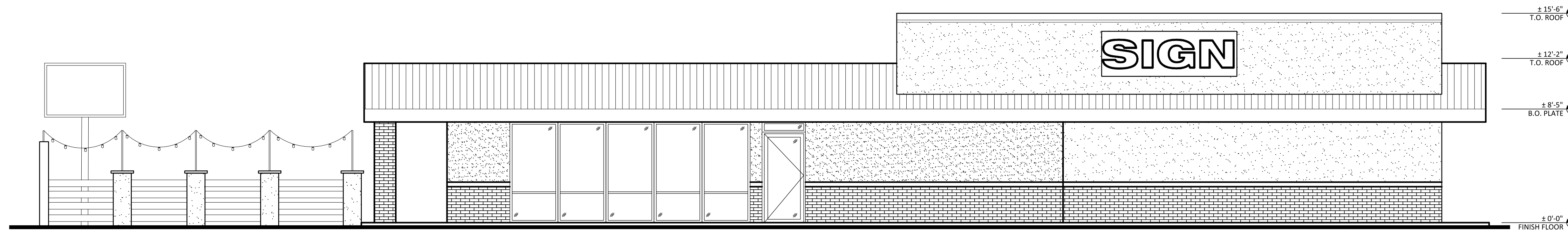
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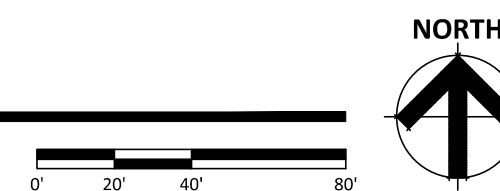
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