

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)

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

- Once in a Lifetime Redevelopment Opportunity!
- Growing Restaurant Synergy near:



HINKSON COMPANY, LLC

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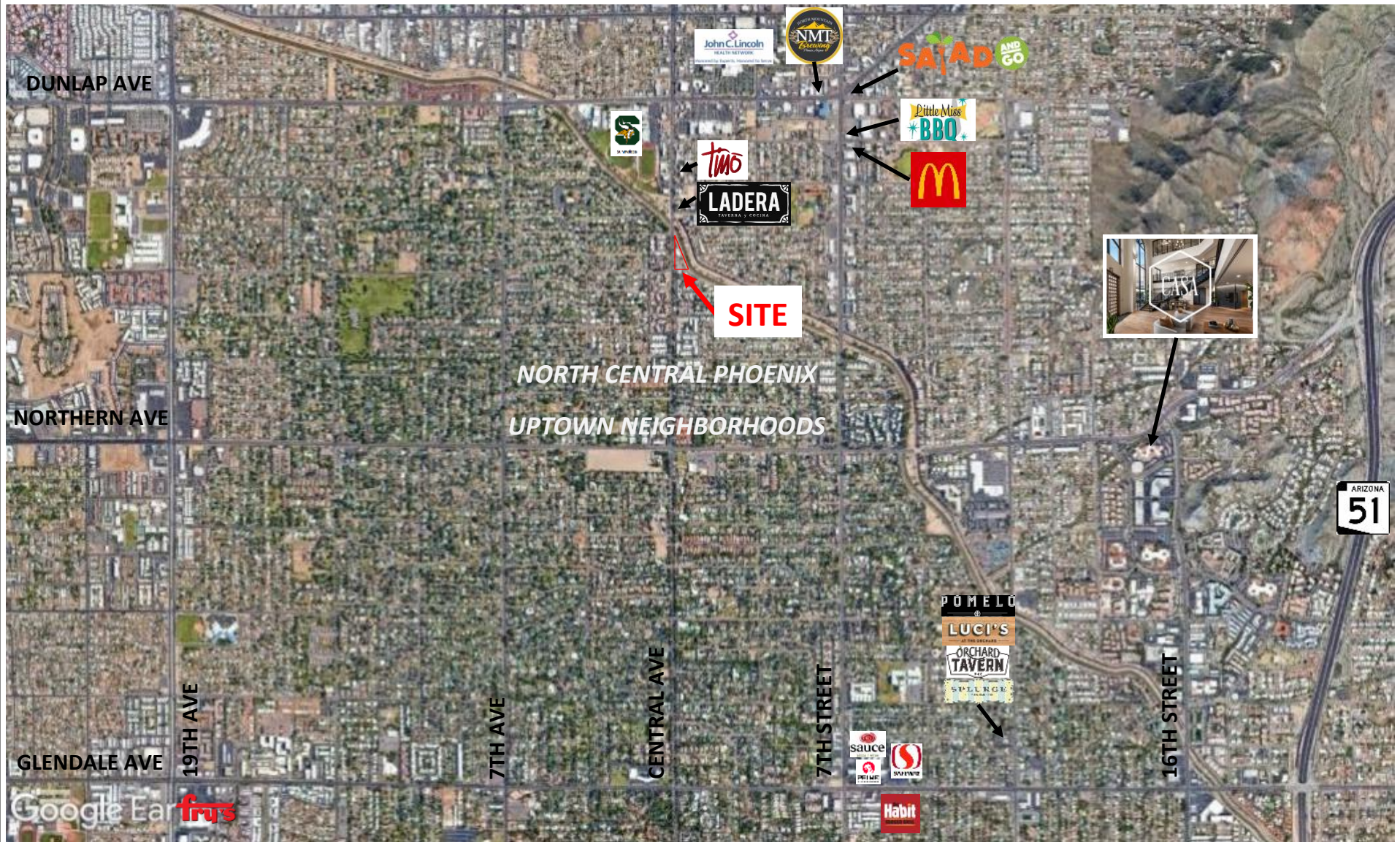
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ReDevelopment Opportunity

8525 N. Central Ave, Phoenix, AZ



Trade Area

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Up Close Aerial

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