

PRESCOTT NATIONAL FOREST

CAPITAL CANYON CLUB

PRESCOTT

DOWNTOWN PRESCOTT

YAVAPAI COLLEGE

BUCKY'S CASINO

NORTHERN ARIZONA VA HEALTH CARE SYSTEM

YAVAPAI CASINO



ARIZONA 69

34,071 VPD

U-HAUL

RAVIO PLUS

LOWE'S

PADS Available
NWC Highway 69 & Holiday Drive
 PRESCOTT, ARIZONA

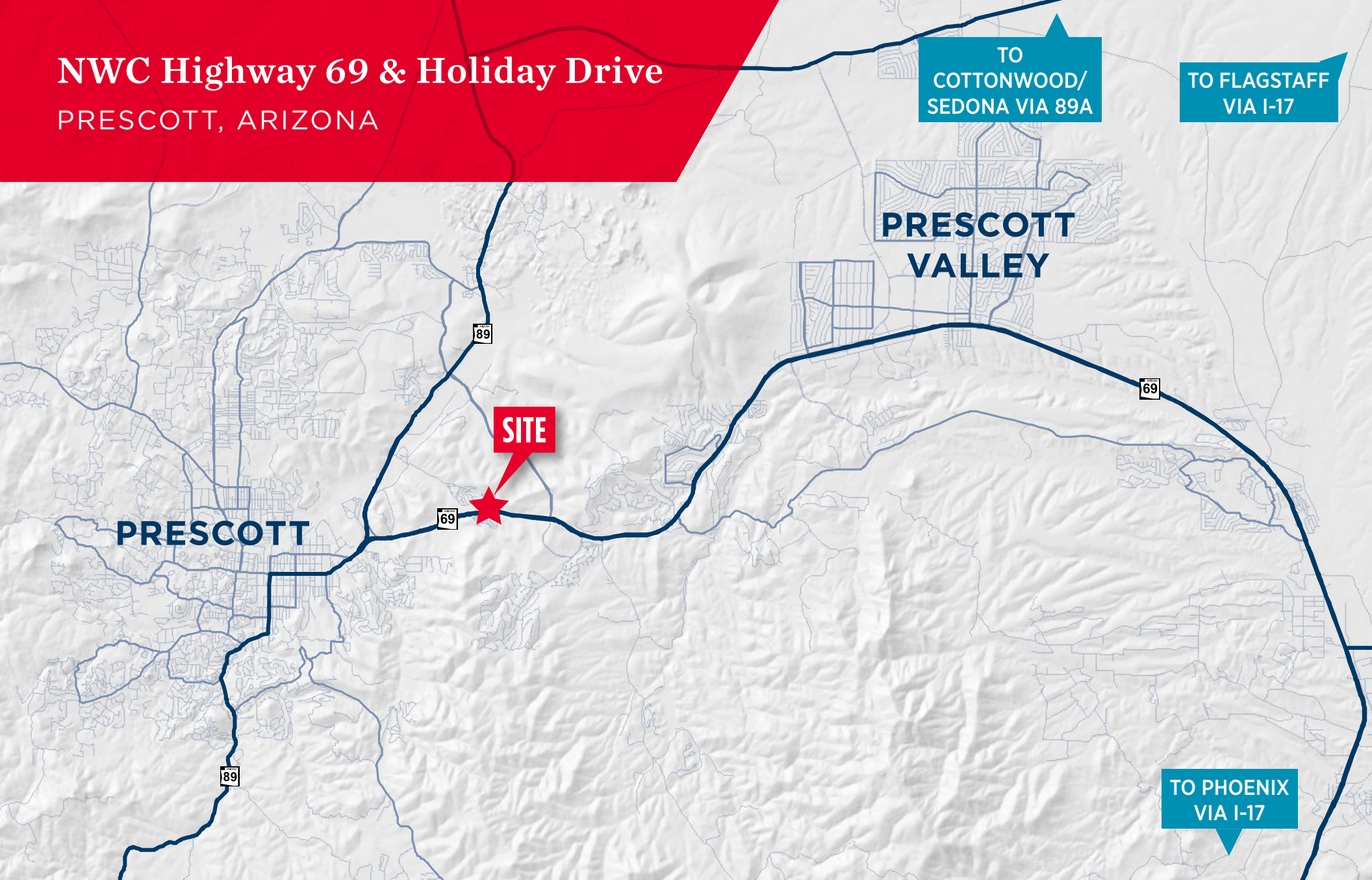
Brent Mallonee
 Senior Director
 +1 602 224 4437
 brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
 Phoenix, Arizona 85016
 ph: +1 602 954 9000
 fx: +1 602 253 0528
 cushmanwakefield.com



NWC Highway 69 & Holiday Drive

PRESCOTT, ARIZONA



TO
COTTONWOOD/
SEDONA VIA 89A

TO FLAGSTAFF
VIA I-17

PRESCOTT
VALLEY

SITE

PRESCOTT

TO PHOENIX
VIA I-17

Brent Mallonee
Senior Director
+1 602 224 4437
brent.mallonee@cushmanwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528
cushmanwakefield.com



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

NWC Highway 69 & Holiday Drive

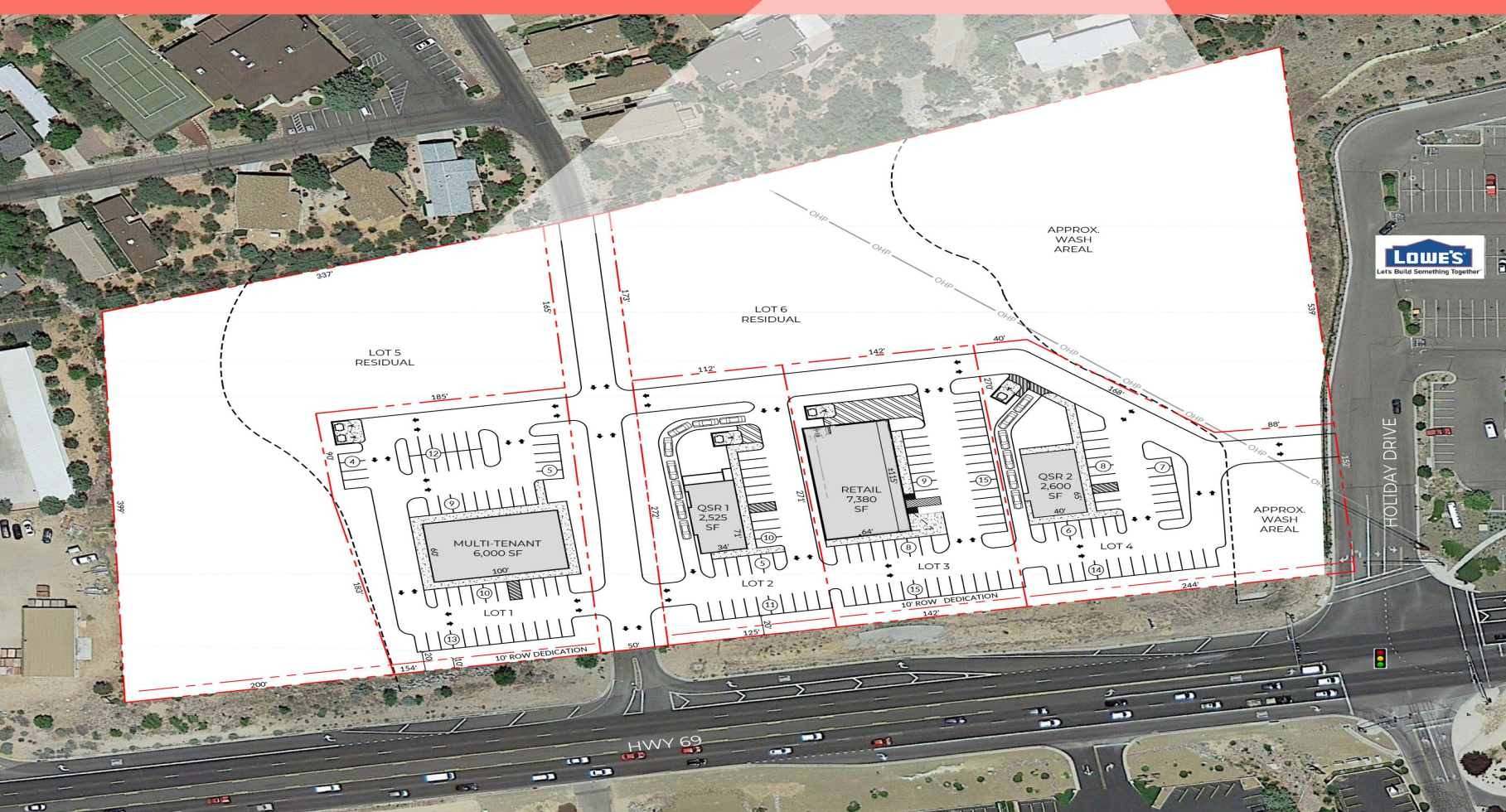
PRESCOTT, ARIZONA



PROPERTY FEATURES

- PADs Available for Lease, B.T.S., or Sale
- Great for gas, fast food, retail and hotel
- Signalized intersection
- Traffic Counts on Hwy 69: 34,071 Vehicles Per Day

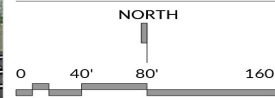
Demographics:	3 Miles	5 Miles	7 Miles
Total Population	21,154	50,486	73,637
Average HH Income	\$63,947	\$65,850	\$65,441
Median Age	57.2	57.1	54.8



Layout is schematic only and is subject to review & approval by governing agencies. Property line and existing conditions are from GIS information and has not been confirmed.

SITE DATA

LOT #	LOT AREA	BUILDING	PARKING
LOT 1	1.08 ± AC	6,000 SF - MULTI-TENANT	53 SPACES
LOT 2	0.74 ± AC	2,525 SF - QSR 1	26 SPACES
LOT 3	0.88 ± AC	7,380 SF - RETAIL	47 SPACES
LOT 4	1.15 ± AC	2,600 SF - QSR 2	35 SPACES
LOT 5	2.20 ± AC	TBD	TBD
LOT 6	3.00 ± AC	TBD	TBD



SCALE: 1" = 80'
 project
 PRESCOTT,
 ARIZONA
 HWY 69 AND
 HOLIDAY DRIVE
 drawing title

PROPOSED SITE PLAN

date	drawing no.
08.02.2018	1.3