

RARE PAD OPPORTUNITY with Highway Visibility

SEC Prescott East Hwy & SR-69 | Prescott Valley, AZ



PROPERTY HIGHLIGHTS

- BTS or ground lease available
- Ability to have a drive-thru
- High-volume car wash co-tenancy
- Great visibility and access from SR-69 with a lighted intersection
- Cross-access and two ingress/egress points from the highway and 2nd Street
- Just a half-mile from Prescott Valley Crossroads, the main power center for the trade area
- Nearly 28,000 people within a 3-mile radius

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Total Population	4,167	29,286	51,462
2024 Total Population	4,248	30,500	54,037
2019 Med HH Income	\$40,352	\$48,283	\$50,423

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±6,700 VPD (NB & SB)

S: ±3,174 VPD (NB & SB)

E: ±38,876 VPD (EB & WB)

W: ±39,684 VPD (EB & WB)

ADOT 2018

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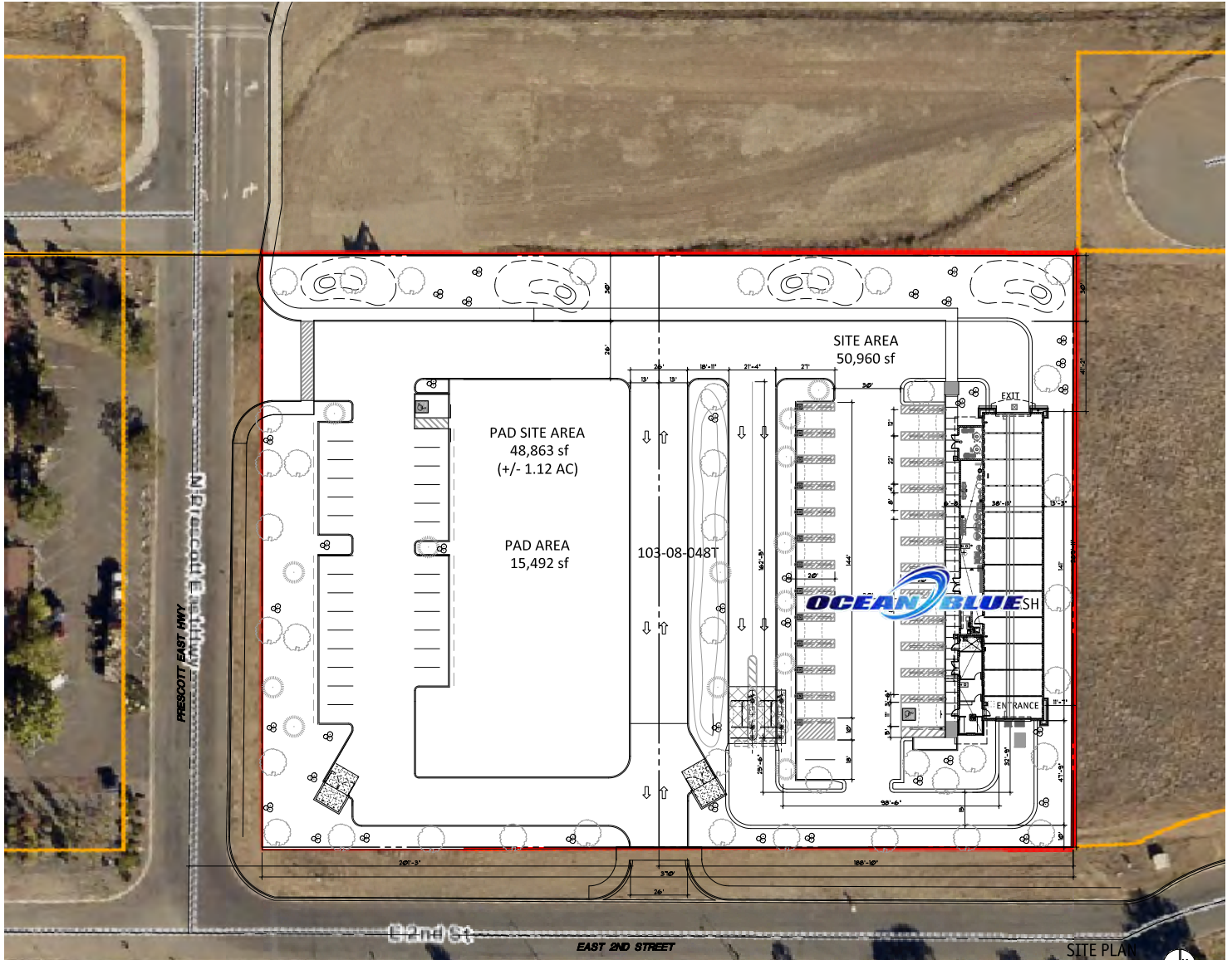
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