

PADS AVAILABLE | ±3.73 ACRES



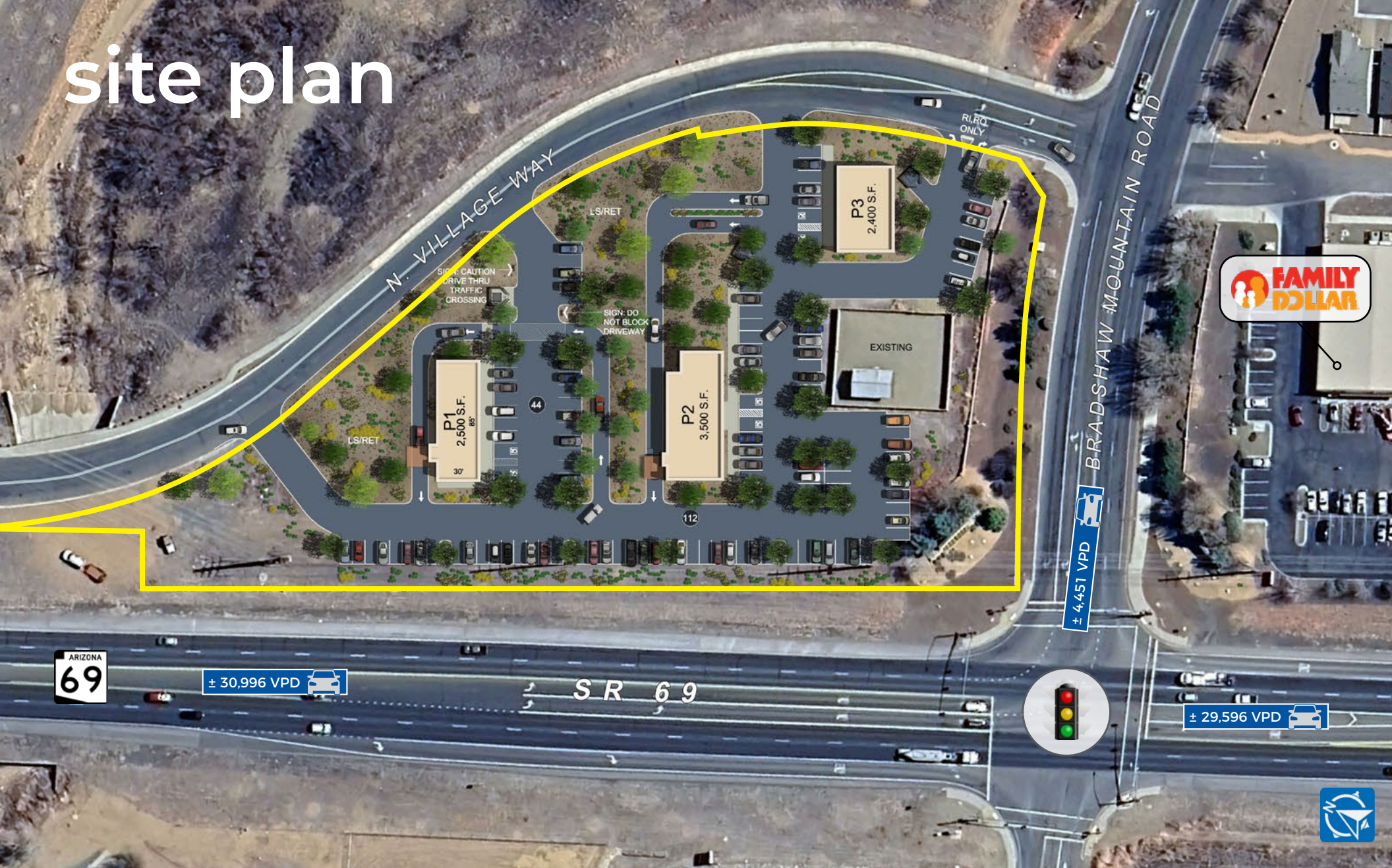
NEC

SR-69 & BRADSHAW MOUNTAIN RD

PRESCOTT VALLEY, AZ



site plan



NEC

AVAILABLE PADS

SR-69 & BRADSHAW MOUNTAIN RD



property summary

AVAILABLE Available PADs for ground lease, sale, or build to suit

PRICING CALL FOR PRICING

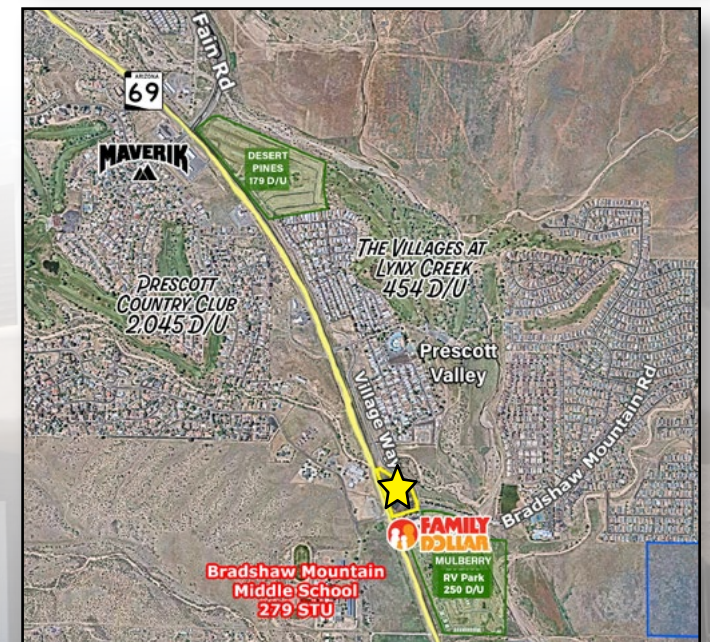
PROPERTY HIGHLIGHTS

- Strategically positioned along State Route 69 (SR-69), the main thoroughfares in Prescott Valley, this retail property offers high visibility at a signalized intersection along the highway for both local residents and travelers. The area benefits from consistent traffic flow, with over 30,000 Cars Per Day passing by the site and connecting Prescott Valley to nearby Prescott and other major communities, making it an ideal location for businesses seeking exposure.
- Located close to Maverik's top performing location in the state.
- Signalized intersection along the highway.
- Located along SR-69 between AZ-169 and Fain Rd.

TRAFFIC COUNTS

SR-69		BRADSHAW MOUNTAIN RD	
N	±30,996 VPD (NB & SB)	E	±4,451 VPD (EB & WB)
S	±29,596 VPD (NB & SB)	W	±1,791 VPD (EB & WB)

INRIX 2023



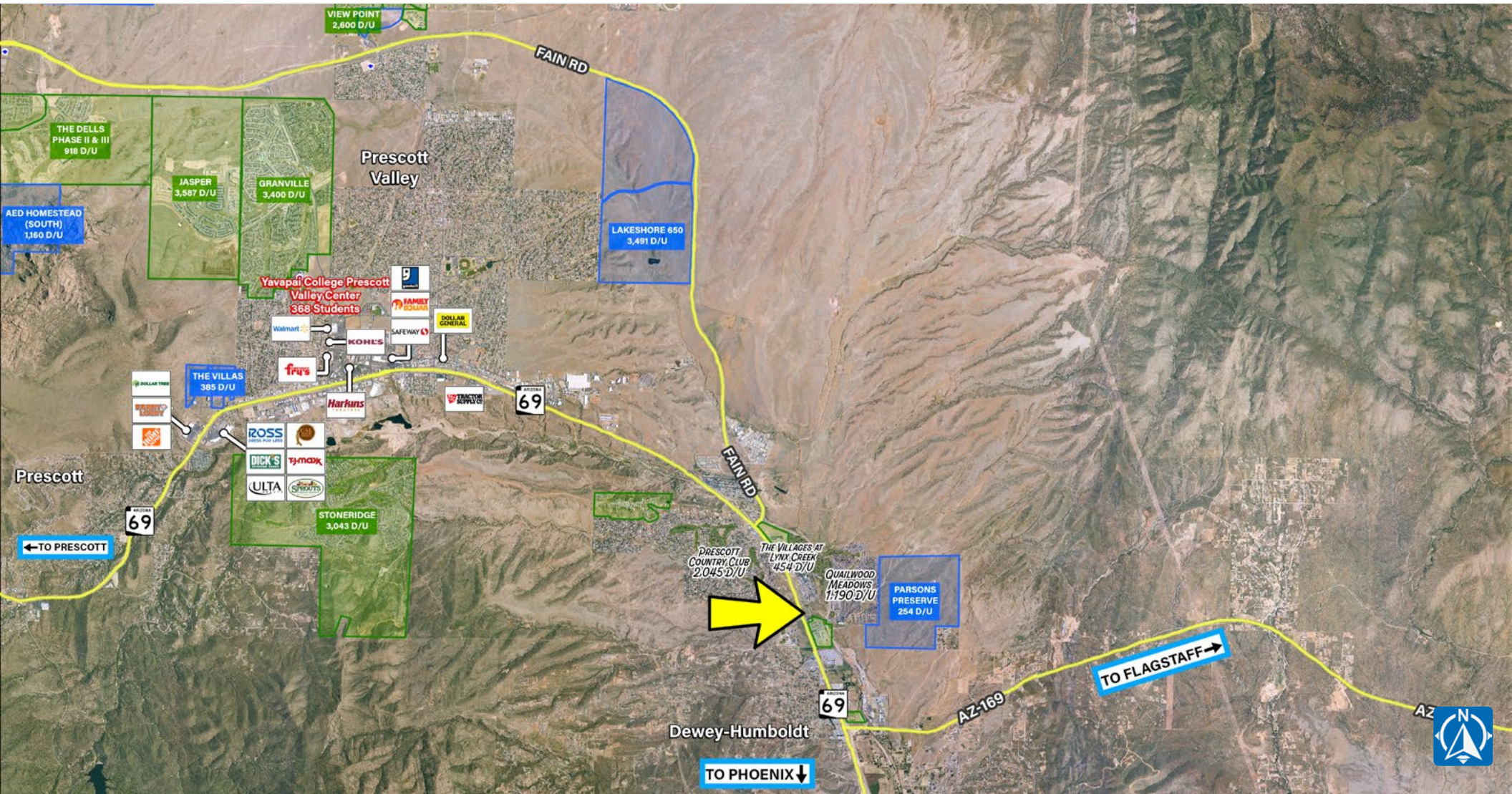
NEC

AVAILABLE PADS

SR-69 & BRADSHAW MOUNTAIN RD



wide aerial



NEC

AVAILABLE PADS

SR-69 & BRADSHAW MOUNTAIN RD



zoom aerial



NEC

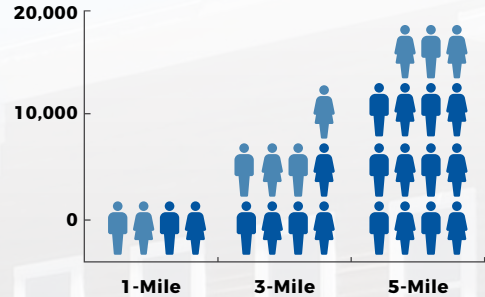
AVAILABLE PADS

SR-69 & BRADSHAW MOUNTAIN RD



demographics

2024 ESRI



	1-Mile	3-Mile	5-Mile
2024 Total Population	4,926	10,651	18,170
2029 Total Population	5,159	11,123	18,510

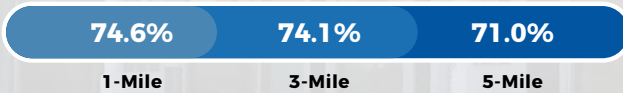


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$71,447	\$105,443	\$49,681
3-Mile	\$67,483	\$102,013	\$47,534
5-Mile	\$64,833	\$94,666	\$42,778

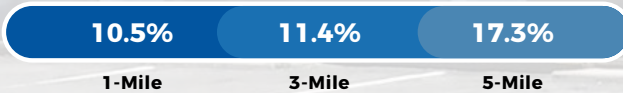
2024 Housing Units



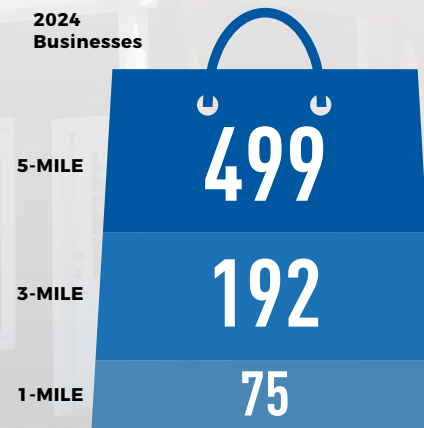
Owner Occupied



Renter Occupied



2024 Businesses



exclusively listed by

LANCE UMBLE
(602) 734-7206
dyoung@pcaemail.com

NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com