

3107 CLEARWATER DRIVE

PRESCOTT, AZ 86305

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a ±4,401 SF medical/professional office building in The Crossings, one of Prescott's premier medical office campuses. Offered at \$1,400,000, the property features a functional medical layout with 14 exam rooms, a large procedure room, spacious reception area, multiple private offices, two charting rooms, break room, and four restrooms.

The building can be configured as one or two suites, providing flexibility for owner-users, investors, or multi-tenant occupancy. Quality finishes, ample on-site parking, and a central location near Downtown Prescott, Willow Creek Road, Iron Springs Road, and SR-89 make this an outstanding opportunity in Prescott's established medical corridor.

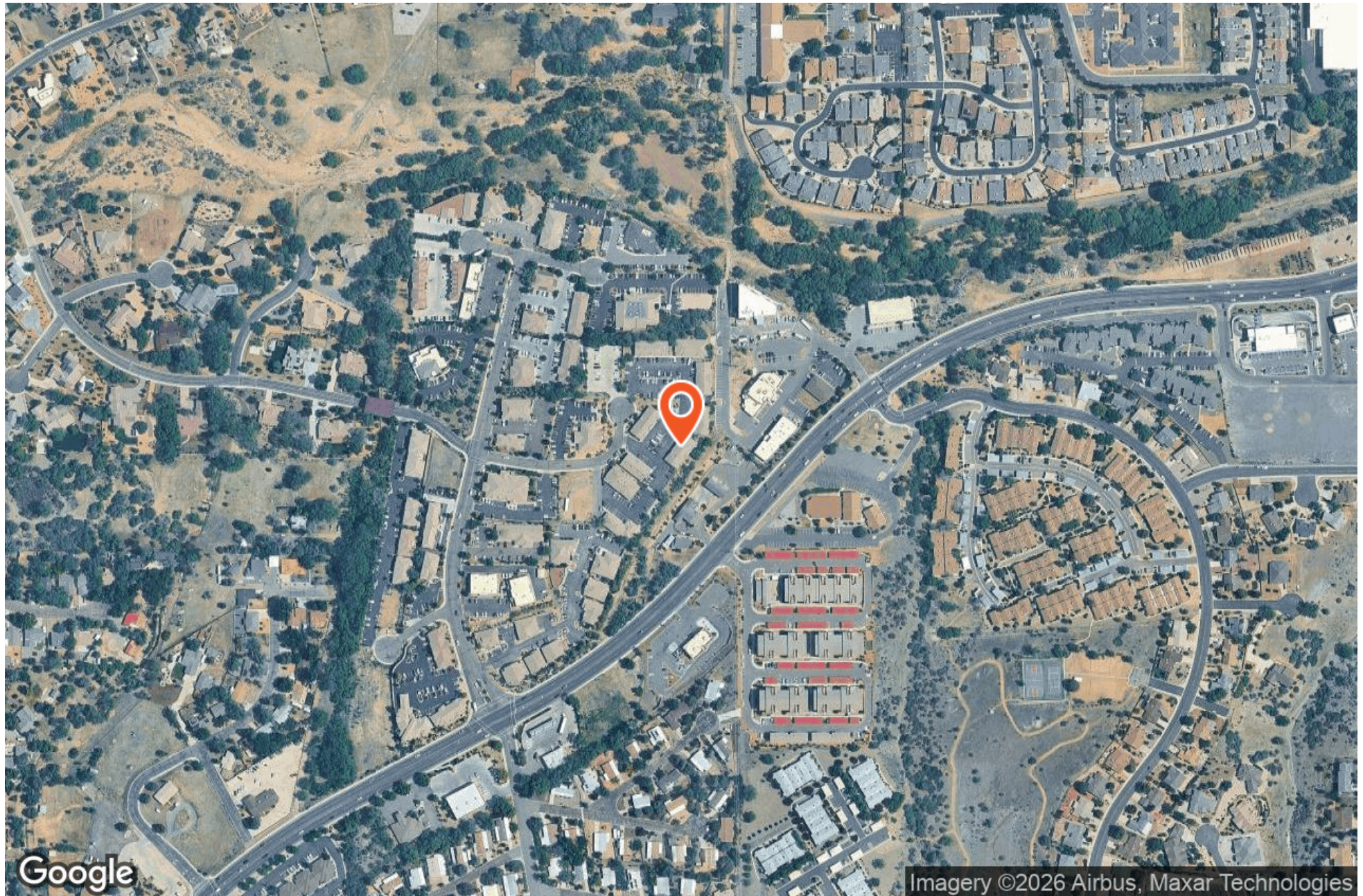
OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	2
Lot Size:	8,249 SF
Building Size:	4,401 SF

DEMOGRAPHICS

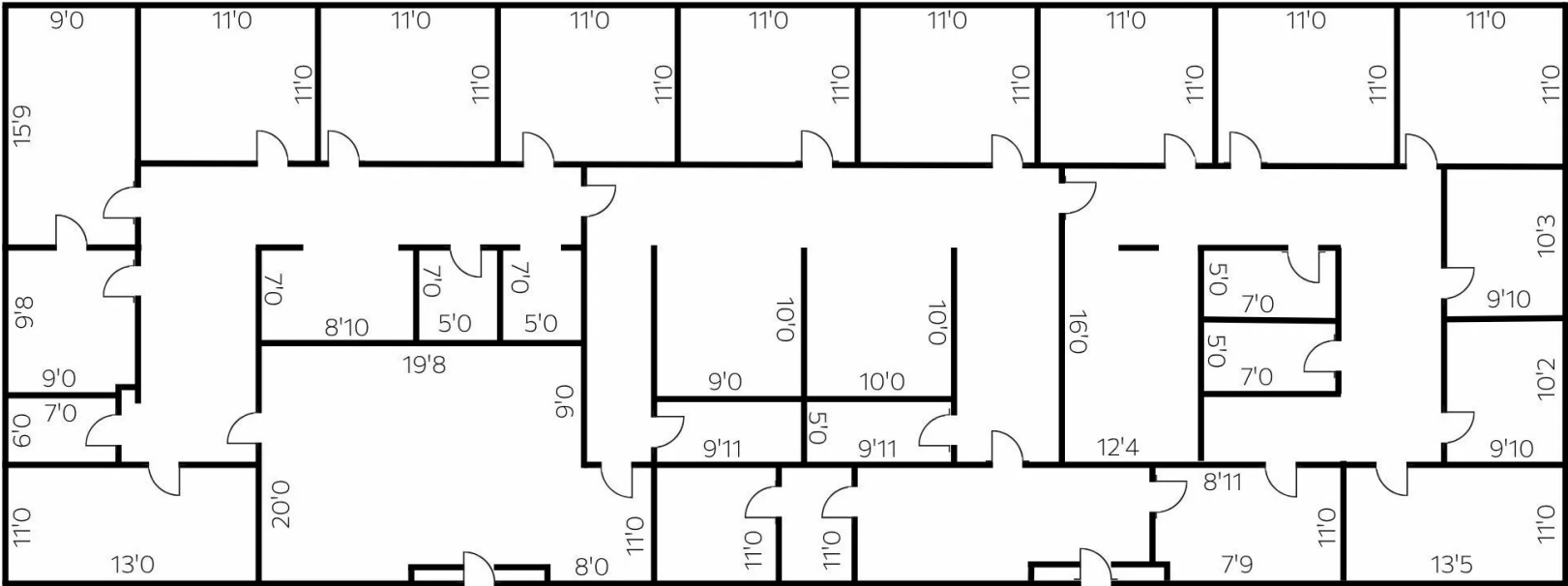
	1 MILE	5 MILES	10 MILES
Total Households	2,286	22,592	50,127
Total Population	4,663	47,548	111,722
Average HH Income	\$100,278	\$99,391	\$93,902

LOCATION MAP



ADDITIONAL PHOTOS



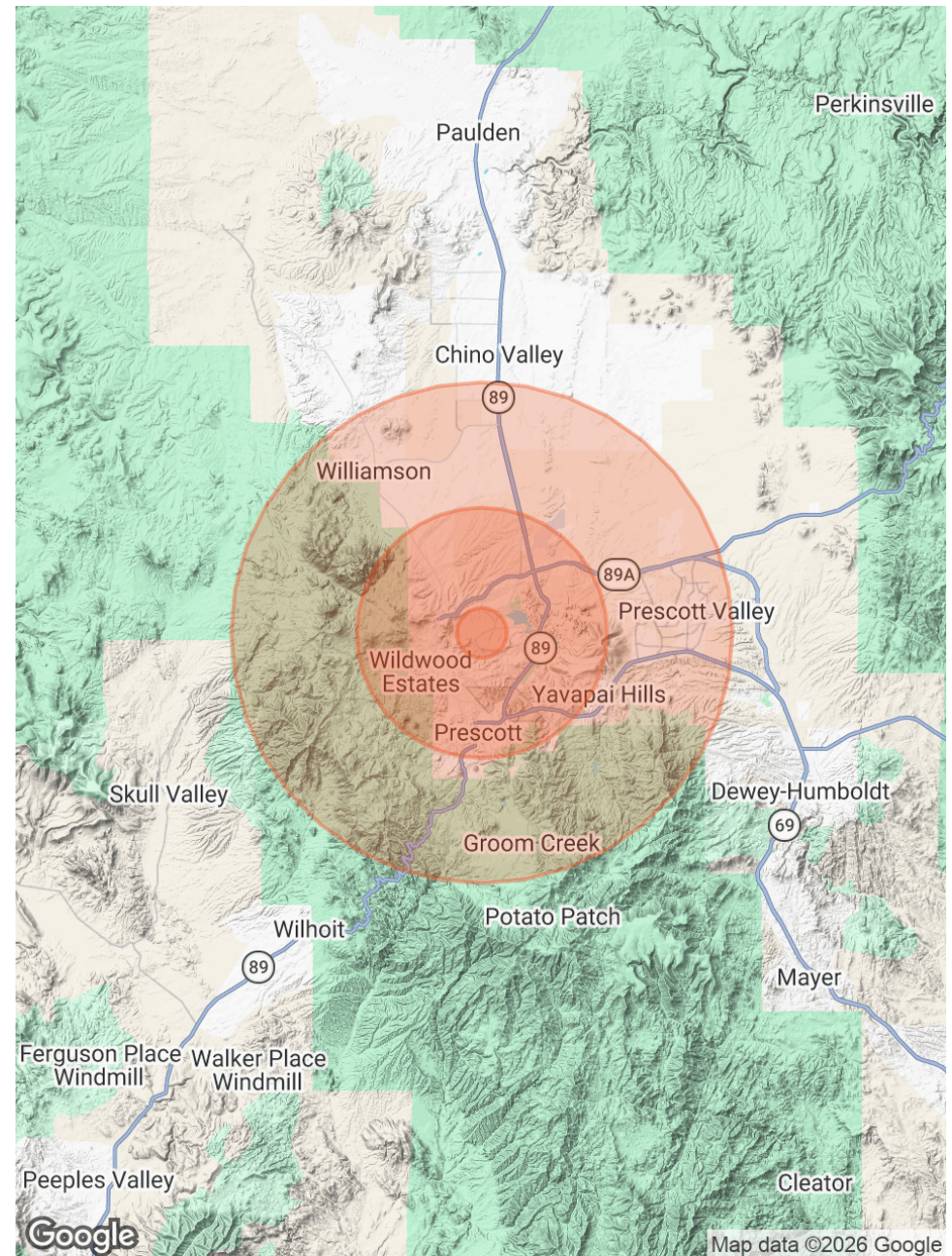


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,663	47,548	111,722
Average Age	56.0	53.6	51.2
Average Age (Male)	56.6	52.7	50.0
Average Age (Female)	57.0	56.5	53.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,286	22,592	50,127
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$100,278	\$99,391	\$93,902
Average House Value	\$512,972	\$528,532	\$478,853

2023 American Community Survey (ACS)



CONTACT INFORMATION



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