

FREESTANDING RETAIL OPPORTUNITY FOR SALE

2212 E Cedar Avenue, Flagstaff, AZ 86004



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PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$758,106**
- Approximately 5 miles from Northern Arizona University, serving more than 28,000 students and thousands of faculty and staff
- Less than 3 miles from Downtown Flagstaff, offering a vibrant mix of restaurants, breweries, retail, entertainment, and year-round community events
- Convenient access to Interstate 40 (±55,073 VPD)
- Strong average household incomes over \$105,000 in a 3 mile radius

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	10,447	44,108	77,021
Average Household Income 	\$97,080	\$105,504	\$104,852
Daytime Population 	11,104	51,922	80,406
Households 	3,885	17,228	27,636

Property Summary

Address:	2212 E Cedar Ave, Flagstaff, AZ 86004
Building Size:	±2,727 SF
Lot Size:	±0.38 AC (±16,642 SF)
APN:	109-07-004-D
Year Built:	1975
Zoning:	Community Commercial

Traffic Counts: *COSTAR

SOUTH ON FOURTH STREET:	±22,425 VPD
EAST ON LOCKETT ROAD:	±8,772 VPD
WEST ON CEDAR AVENUE6:	±14,126 VPD



SITE

PROPERTY OVERVIEW
RETAIL MAP



**CUSHMAN &
WAKEFIELD**

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