

FREE STANDING BUILDING IN BUSY RETAIL CORRIDOR

1219 GAIL GARDNER WAY,
PRESCOTT, AZ 86305

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ARIZONA COMMERCIAL REAL ESTATE



FOR LEASE BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business for success in this well-maintained, freestanding 6,925 square foot commercial building in the heart of Prescott, Arizona. Currently occupied as a retail showroom, this versatile property offers an exceptional combination of retail, showroom, office, and warehouse space to accommodate a wide variety of commercial uses. The spacious showroom provides an inviting customer experience, while the attached warehouse features an 8-foot grade-level roll-up door for convenient loading and receiving. The functional floor plan also includes multiple private offices, a break room, and two ADA-compliant restrooms, creating an efficient environment for both employees and customers. Additional features include a full fire sprinkler system, abundant on-site parking, excellent monument and building signage, and outstanding visibility. The property has been meticulously maintained and is move-in ready, making it an ideal opportunity for retail, showroom, service, distribution, or flex users seeking a professional standalone location in one of Prescott's most desirable commercial markets.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Spacious open floor plan with abundant natural light.



OFFERING SUMMARY

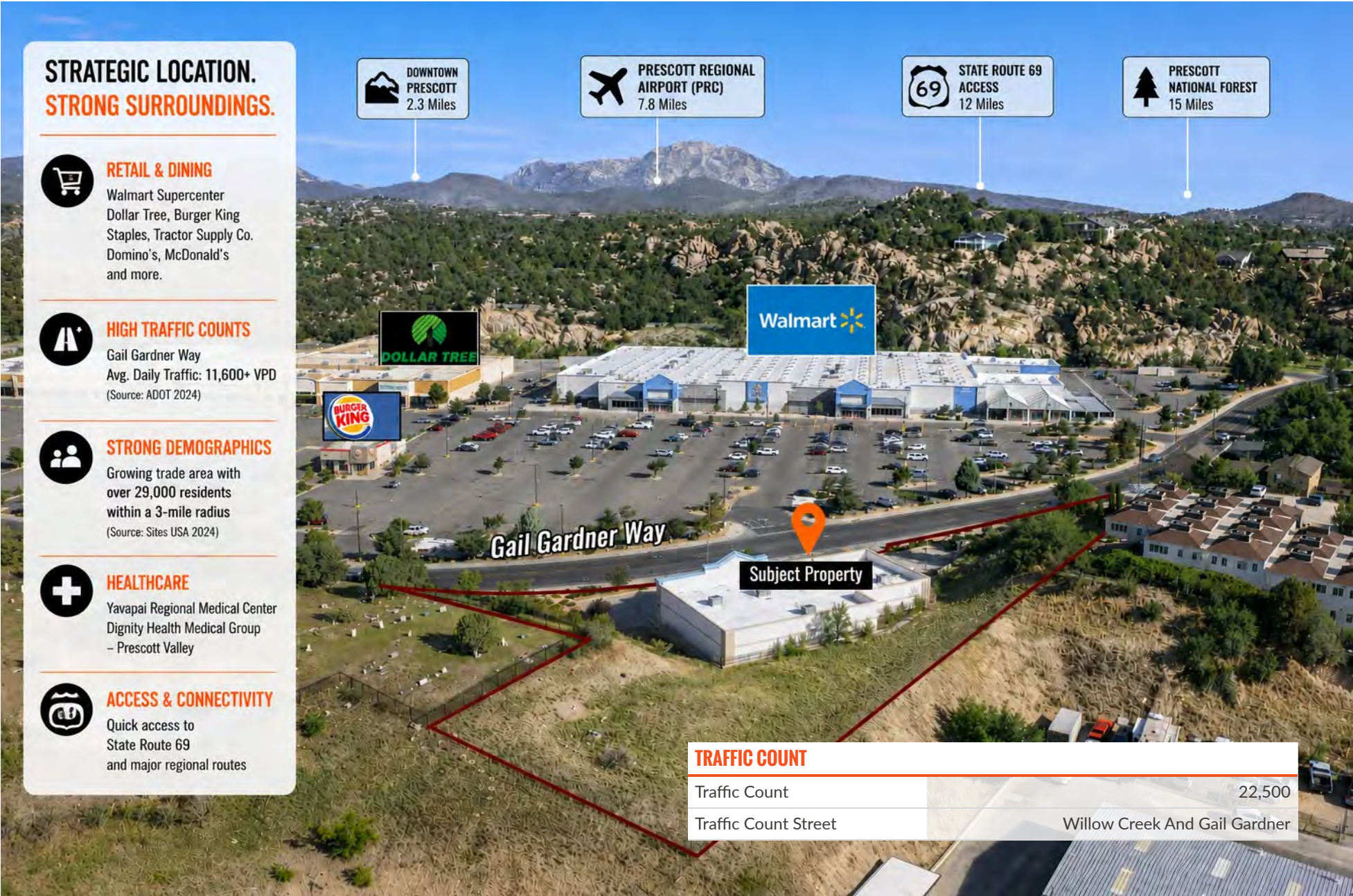
Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	1
Available SF:	6,925 SF
Lot Size:	1.6 Acres
Building Size:	6,925 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	24,124	42,176	60,881
Total Population	50,505	91,416	135,901
Average HH Income	\$100,704	\$95,081	\$92,240

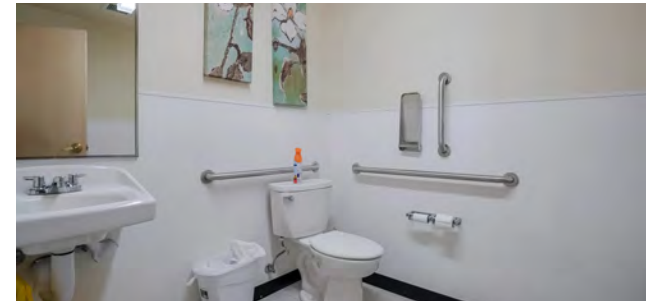
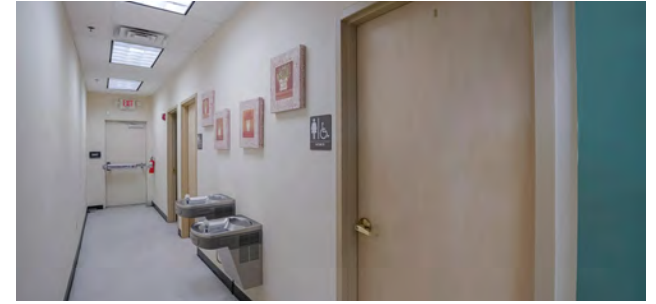
RETAILER MAP



LOCATION MAP



ADDITIONAL PHOTOS

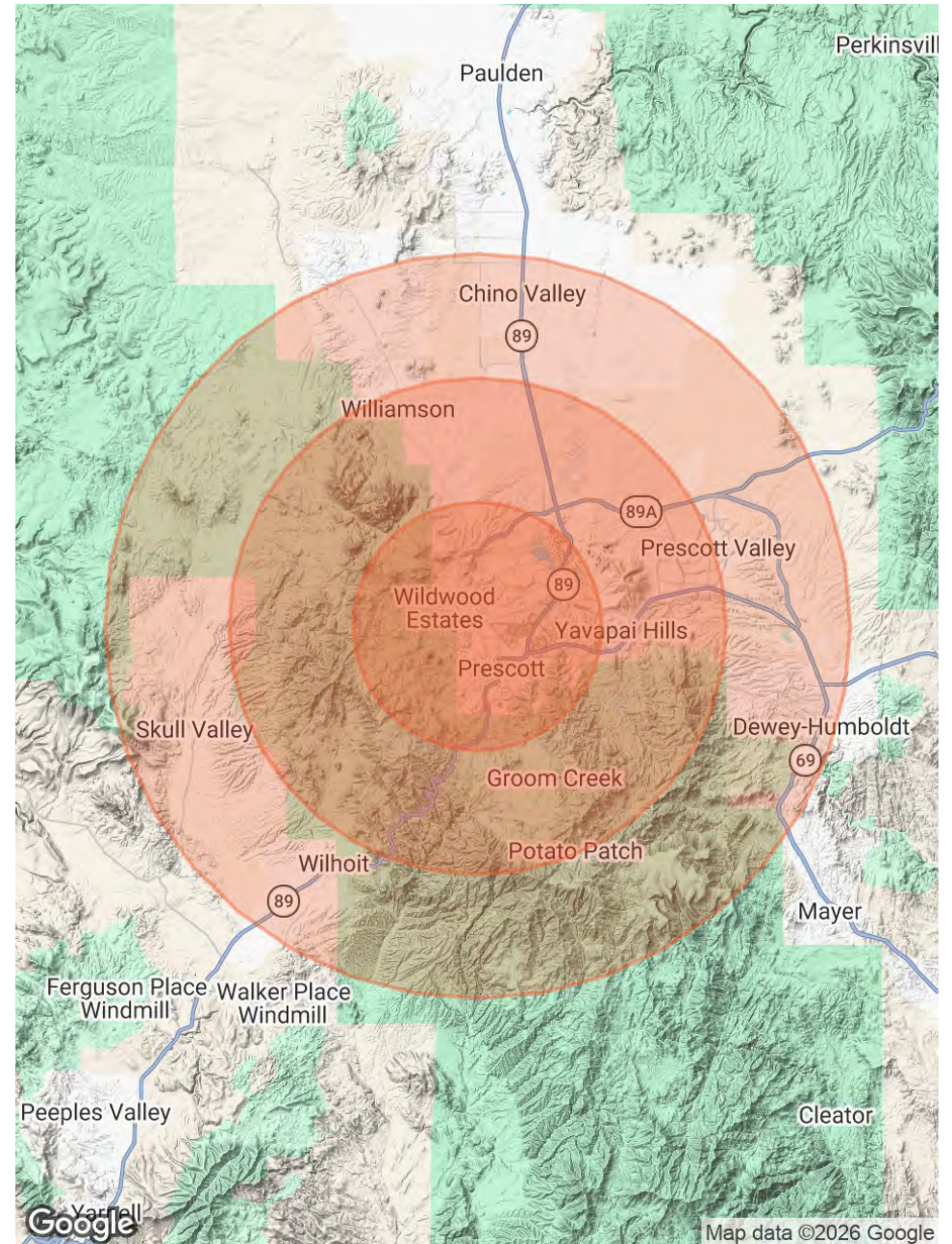


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	50,505	91,416	135,901
Average Age	54.6	52.7	51.6
Average Age (Male)	53.1	51.4	50.6
Average Age (Female)	57.5	55.1	53.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	24,124	42,176	60,881
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$100,704	\$95,081	\$92,240
Average House Value	\$529,880	\$496,030	\$459,538

2023 American Community Survey (ACS)



MEET THE TEAM



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