

# FRY'S NEIGHBORHOOD CENTER

## SHOPS A-3.88 ACRES

Anchored by Fry's Marketplace - the number one rural Fry's' and in the top five for the state - this retail center and its supporting retailers all enjoy high visibility and heavy consumer traffic thanks to its strategic location at the southwest corner of Glassford Hill and Florentine Roads.

Directly across from the bustling Town Center, this local shopping center taps into the needs of consumers for easy access, and ample and close parking. Its success is reflected in a low tenant turnover rate which makes this center a sought after location.



## FOR MORE INFORMATION CONTACT

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SHOPS A-3.88 ACRES 105,415 SQ FT

FOR SALE OR BUILD TO SUIT

3010 North Glassford Hill Road, Prescott Valley, AZ 86314



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## DETAILS

Acres:  
~0.76 acre \*buildable pad  
(of 3.88 acres total)

Sq. ft.:  
~33,105 SF \*buildable pad

Cost:  
**\$15 PSF**

Traffic count:  
**25,000-30,000 daily\*\***

- Zoned C2
- All off-sites complete
- All utilities available: water, sewer, electricity, cable
- Build-to-suit with qualified buyer

\*can be developed ~18,500 SF under roof  
\*\*source ESRI 2017

## HIGHLIGHTS

Located in the economically robust Fry's Neighborhood Center-Prescott Valley Community.

Adjacent to Glassford Hill Road-the main artery connecting Hwy 69 and Hwy 89A.

Walking distance to Homestead-Prescott Valley's newest residential development.

High-traffic area includes the Findlay Toyota Center, Harkins Theatres, Walmart Superstore, Kohl's and the Town Center.



  
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## STATUS

Leasing and land opportunities are available

## LOCATION

Southwest corner of Glassford Hill and Florentine Roads.

### SHOPS A - 3010 N. Glassford Hill Road **SQ. FT.**

For sale or build-to-suit **105,415**

### PAD B - 3140 N. Glassford Hill Road **SUITE SQ. FT.**

Sprint/Connectivity Source	101	1,500
Robeks Juice	102	1,000
Miracle Ear <b>COMING SOON</b>	103	961
Allied Cash Advance	104	980
Panda Express	105	2,000

### PAD E - 3088 N. Glassford Hill Road **SUITE SQ. FT.**

Firehouse Subs	101	2,000
Casa Perez	102 & 103	3,500
<b>Available</b>	<b>104</b>	<b>1,500</b>

### SHOPS B - 7025 E. Florentine Road **SUITE SQ. FT.**

Fantastic Sam's	101	1,167
Streets of New York	102	3,000
Lynn's Nail and Spa	103	1,384
Queen Esther's Closet	104	1,361
Edward Jones	105	1,083
The Boba Bliss	106	1,200
<b>Available</b>	<b>107</b>	<b>1,200</b>
Colt Cleaners (CMWCO, LLC)	108	1,600

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## PRESCOTT VALLEY MARKET PROFILE

### AVERAGE HOUSEHOLD INCOME

0-5 Minutes	\$56,345
5-10 Minutes	\$58,136
10-15 Minutes	\$67,206

### NUMBER OF HOUSEHOLDS

0-5 Minutes	2,767
5-10 Minutes	9,025
10-15 Minutes	10,376

### POPULATION

0-5 Minutes	7,441
5-10 Minutes	22,832
10-15 Minutes	25,587
Total Within 15 Minutes	55,860

### AVERAGE AGE

0-5 Minutes	36
5-10 Minutes	41
10-15 Minutes	51

### GLASSFORD HILL ROAD DAILY TRAFFIC COUNTS\*

State Rte 89A to Santa Fe Loop Road	24,464
Santa Fe Loop Road to Long Look Drive	21,427
Long Look Drive to Lakeshore Drive	25,097
Lakeshore Drive to Florentine Road	27,420
Florentine Road to State Rte 69	20,423

\*based on Prescott Valley 2017 data

