NORTH GLASSFORD HILL MARKETPLACE 127,963 SF±* - Combined Pads

3700 N Glassford Hill Road, Prescott Valley, AZ 86314



FOR SALE or BUILD TO SUIT

- Pad 1: 52,353 sf± / \$21 psf
- Pad 2: 68,410 sf ± net / \$23 psf (Includes channel for total of 75,610 sf±)
- Zoned C2 PAD
- APN #103-71-001S
- All off-sites complete
- All utlities available (water, sewer, electricity, cable & gas)
- For sale or build-to-suit with qualified buyer
- Pad sites may be altered to fit buyer's needs

*Developable site is approximately 127,963 SF± net improved roadways.



3001 N. Main Street, #2B Prescott Valley, Arizona 86314 **CONTACT: TERRY MARSHALL** terry@fainsignaturegroup.com (602) 292-7119

CONTACT: RON FAIN rfain@fainsignaturegroup.com (928) 772-8844, ext 105

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JULY 2024



GLASSFORD HILL ROAD - RETAIL OVERVIEW



PRESCOTT VALLEY MARKET PROFILE

AVERAGE HOUSEHOLD INCOME		NUMBER OF HOUSEHOLDS	
0-5 Minutes	\$67,721	0-5 Minutes	2,236
5-10 Minutes	\$85,702	5-10 Minutes	17,498
10-15 Minutes	\$101,772	10-15 Minutes	9,032
POPULATION		AVERAGE AGE	
0-5 Minutes	5,240	0-5 Minutes	42
5-10 Minutes	35,401	5-10 Minutes	45
10-15 Minutes	19,943	10-15 Minutes	62
Total Within 15 Minutes *based on ERSI	60,584		

GLASSFORD HILL ROAD DAILY TRAFFIC COUNTS*

State Rte 89A to Santa Fe Loop Road	29,844
Santa Fe Loop Road to Long Look Drive	26,142
Long Look Drive to Lakeshore Drive	30,620
Lakeshore Drive to Florentine Road	33,453
Florentine Road to State Rte 69	25,034

Shopping, entertainment and an exceptional quality of life can be found at the heart of Prescott Valley.

Retail opportunities along Glassford Hill Road are still available within this bustling and growing downtown area. Prescott Valley still has that friendly "small town" ambiance with attainable housing opportunities combined with "big town" amenities.



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