

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 utilities 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.



FAIN SIGNATURE GROUP
PROPERTIES, INC.

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

GLASSFORD HILL ROAD - RETAIL OVERVIEW



PRESCOTT VALLEY MARKET PROFILE

AVERAGE HOUSEHOLD INCOME

0-5 Minutes	\$67,721
5-10 Minutes	\$85,702
10-15 Minutes	\$101,772

NUMBER OF HOUSEHOLDS

0-5 Minutes	2,236
5-10 Minutes	17,498
10-15 Minutes	9,032

POPULATION

0-5 Minutes	5,240
5-10 Minutes	35,401
10-15 Minutes	19,943
Total Within 15 Minutes	60,584

AVERAGE AGE

0-5 Minutes	42
5-10 Minutes	45
10-15 Minutes	62

*based on ERSI

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

*based on Prescott Valley data

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.



FAIN SIGNATURE GROUP
PROPERTIES, INC.

3001 N. Main Street, #2B
Prescott Valley, Arizona 86314