

450 S WILLARD ST | Cottonwood, AZ 86326



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TRACY ALTEMUS
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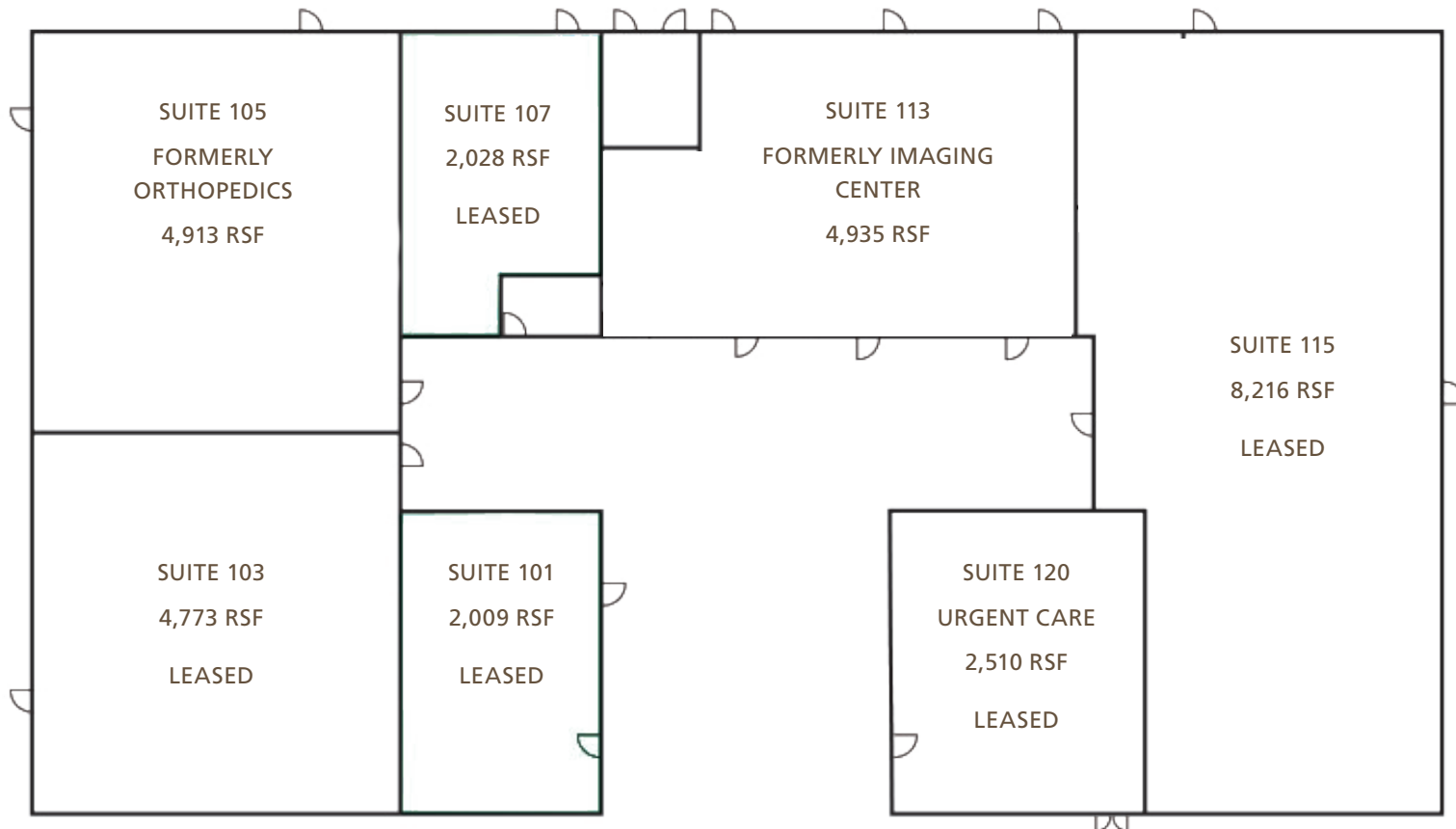
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MANZANITA MEDICAL PLAZA

450 S WILLARD ST | Cottonwood, AZ 86326

PRICE	Negotiable
BUILDING SIZE	29,384 SF
CAMS	\$6.04/SF
OTHER	Tenant pays Gas, Electric, & Janitorial



FOR MORE INFORMATION:

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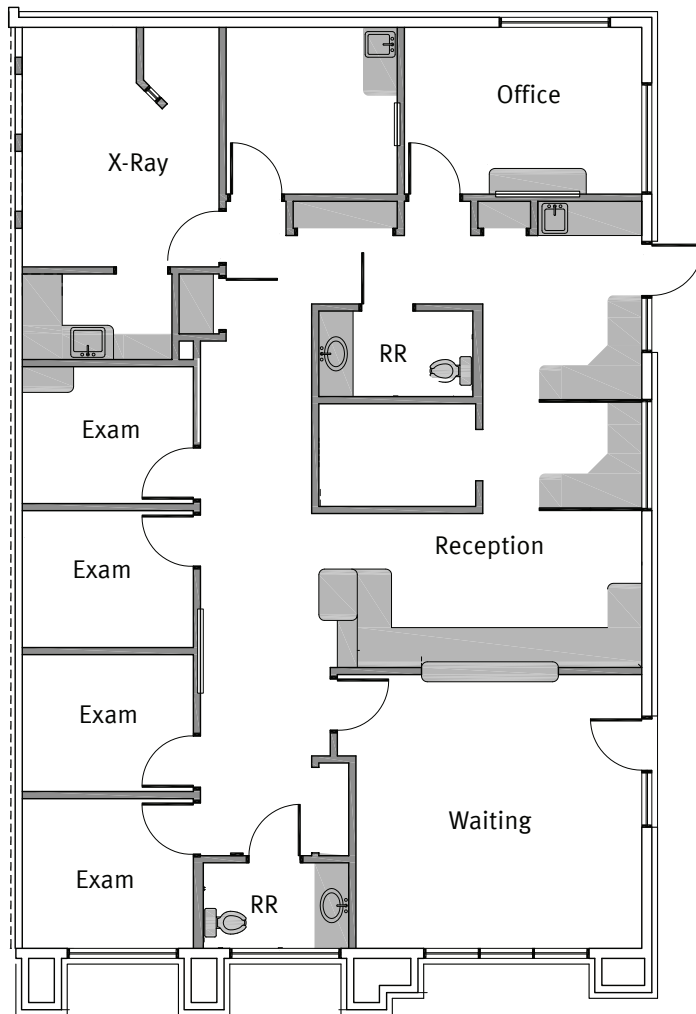
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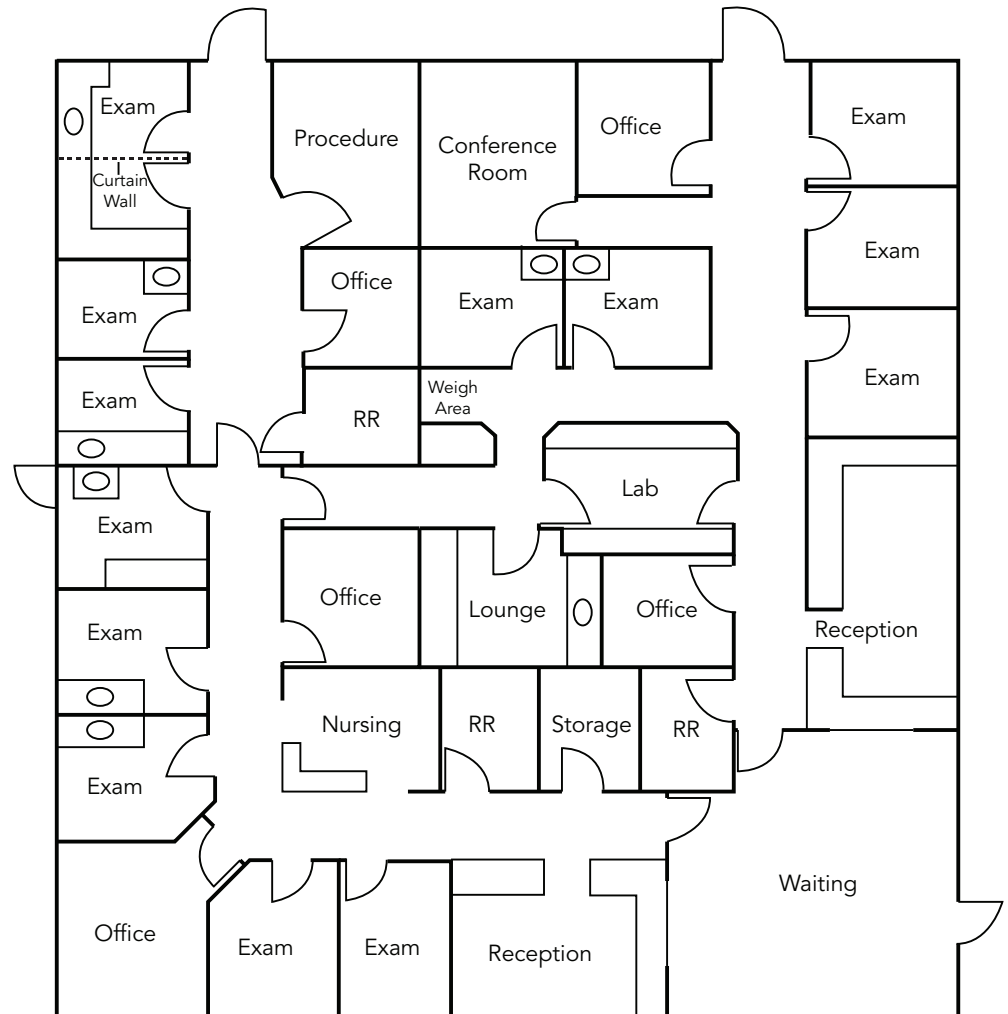
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SUITE 101 – 2,009 RSF



SUITE 105 – 4,913 RSF



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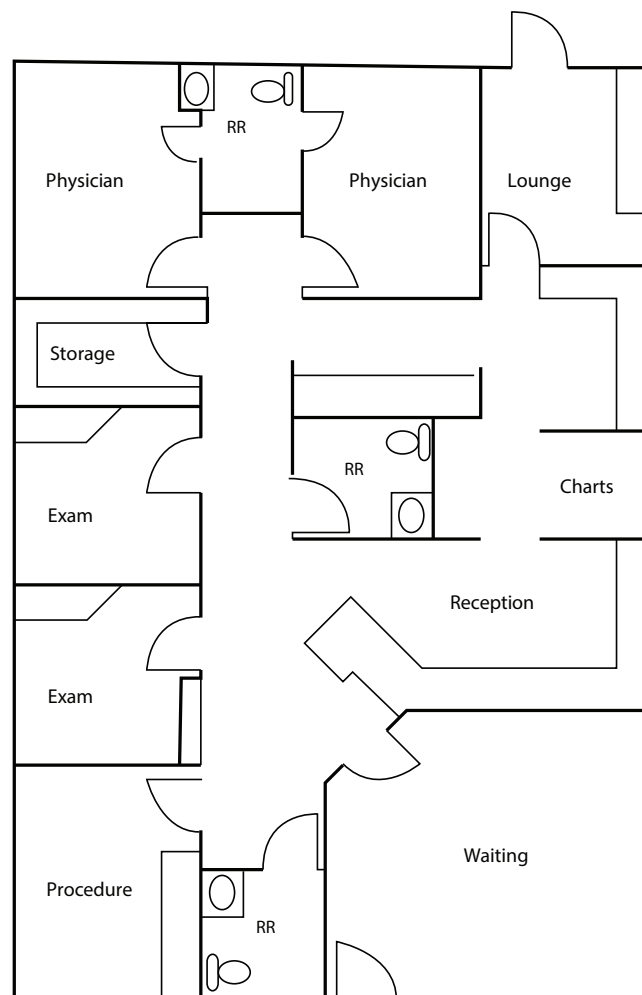
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SUITE 107 – 2,028 RSF



SUITE 113 – 4,910 RSF



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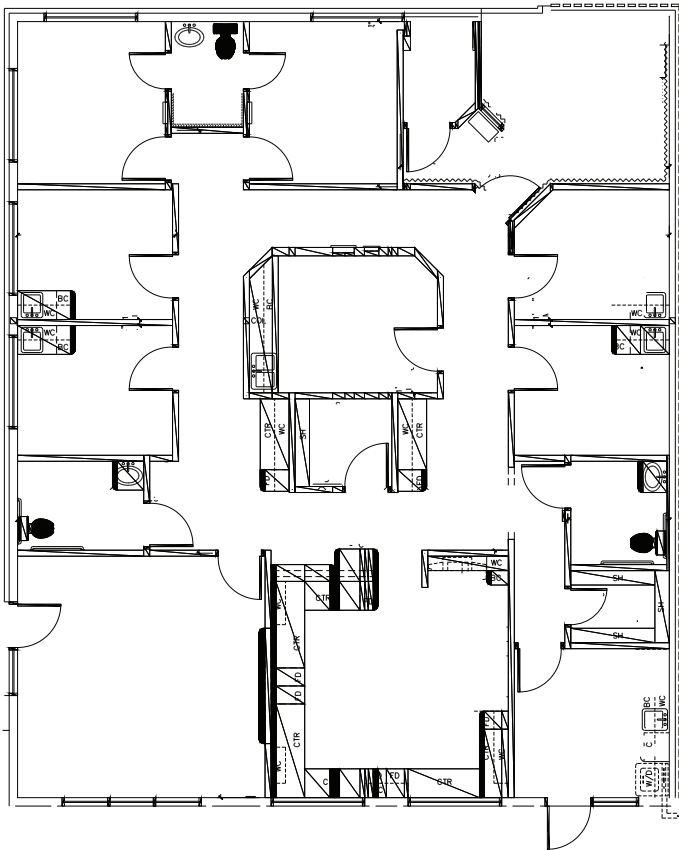
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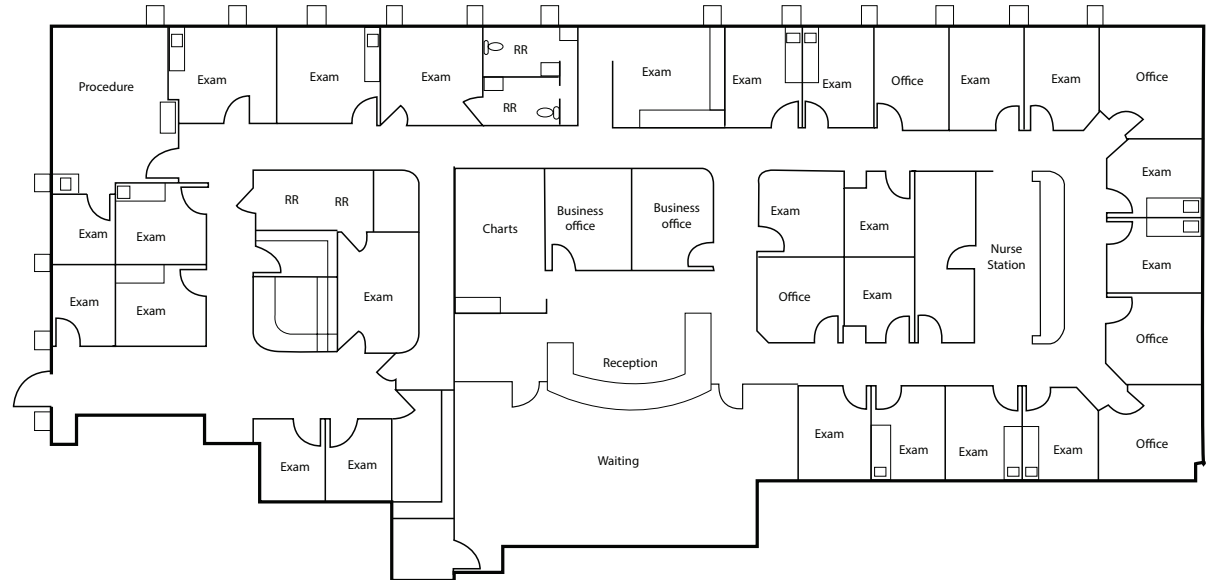
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SUITE 120 – 2,510 RSF



SUITE 115 – 8,216 RSF



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DEMOGRAPHICS – WITHIN 5 MILES

KEY FACTS

30,612

Population



Average
Household Size

47.5

Median Age

\$43,670

Median Household
Income

EDUCATION

12%

No High
School
Diploma



28%

High School
Graduate



40%

Some College



20%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,199

Total Businesses



12,228

Total Employees

EMPLOYMENT



52%

White Collar



22%

Blue Collar



26%

Services

6.2%

Unemployment
Rate

INCOME



\$43,670

Median Household



\$25,152

Per Capita Income



\$94,732

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$200,000+ (1.6%)

Indicator	Value	Difference	
<\$15,000	13.9%	+0.8%	
\$15,000 - \$24,999	11.9%	+0.8%	
\$25,000 - \$34,999	12.7%	+2.4%	
\$35,000 - \$49,999	17.5%	+1.1%	
\$50,000 - \$74,999	18.6%	-1.8%	
\$75,000 - \$99,999	11.9%	0	
\$100,000 - \$149,999	8.6%	-1.1%	
\$150,000 - \$199,999	3.3%	-0.5%	
\$200,000+	1.6%	-1.8%	

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DEMOGRAPHICS – WITHIN 5 MILES

HAS ONE TYPE OF HEALTH INSURANCE



17.1%

Pop <18

10.3%

Pop 18-34

24.5%

Pop 35-64

7%

Pop 65+

HEALTH CARE

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POPULATION (ACS)



20.6%

Pop <18



16%

Pop 18-34



37.4%

Pop 35-64



25.9%

Pop 65+

HEALTH CARE EXPENDITURES



\$2,803

Annual Health Insurance
Expenditures



\$1,485

Medical Care

NO HEALTH INSURANCE



2.4%

ACS Pop <18

5.1%

Pop 18-34

9.7%

Pop 35-64

0.1%

Pop 65+

2016 Health Care (Consumer Spending)

Annual Expenditure

2016 Blue Cross/Blue Shield	\$915.87
2016 Medicare Payments	\$533.73
2016 Physician Services	\$181.65
2016 Dental Services	\$269.93
2016 Eyecare Services	\$46.05
2016 Lab Tests/X-rays	\$45.23
2016 Hospital Room & Hospital Service	\$127.29
2016 Convalescent/Nursing Home Care	\$31.03

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