

# 3681 NORTH ROBERT ROAD

PRESCOTT VALLEY, AZ  
86314

---

ABIGAIL CHARTIER  
Commercial Agent  
928.642.3032  
abigail@arizonacre.com

MATTHEW FISH  
Associate Broker  
480.309.1089  
matt@arizonacre.com



# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

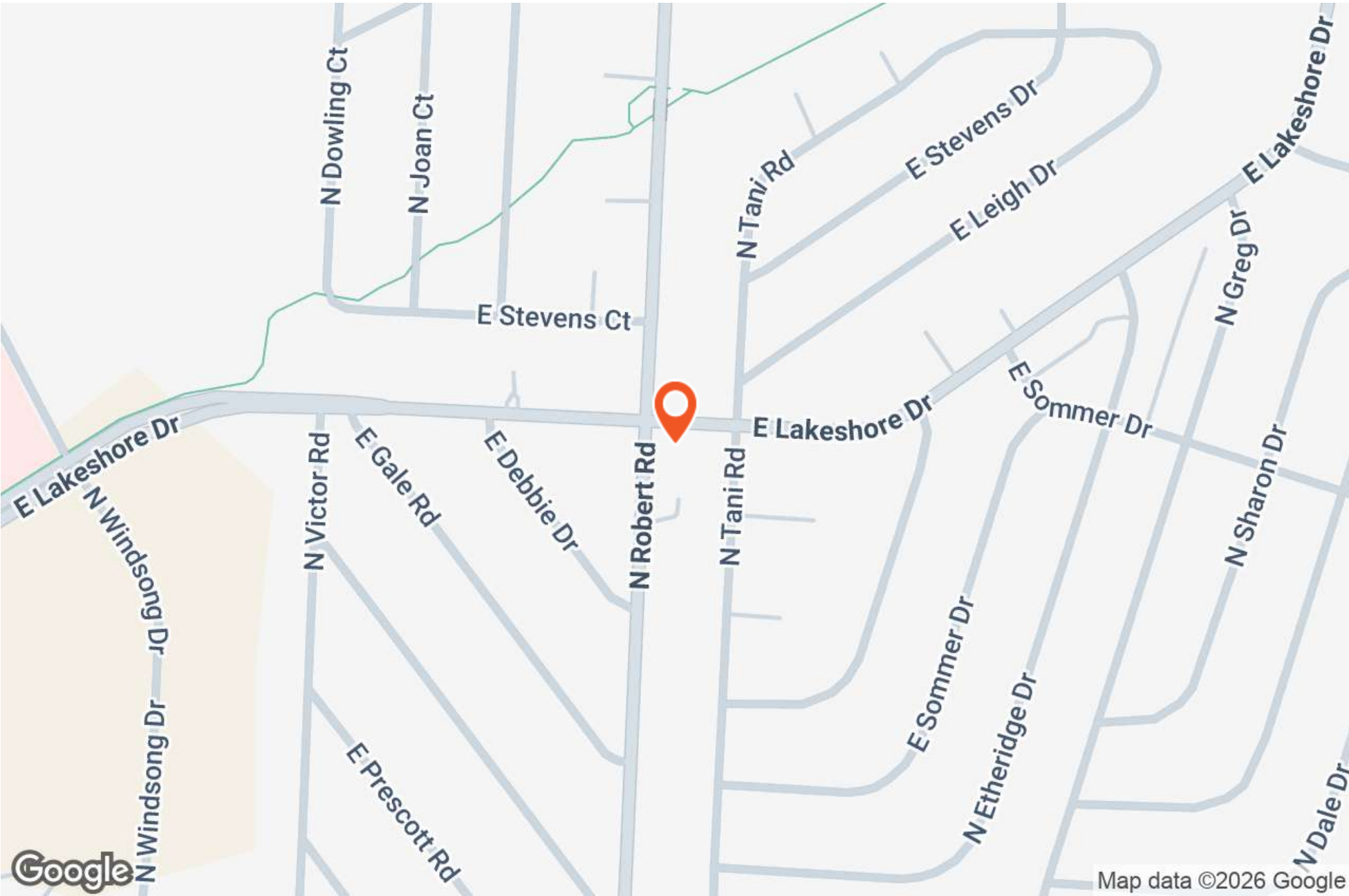
Suite B offers approximately 1,260 SF of functional office space featuring three private offices, a half bathroom, and a dedicated breakroom. This turnkey suite is ideal for professional, medical, or service-oriented users seeking an efficient layout in a highly visible Prescott Valley location. Convenient access, strong surrounding demographics, and excellent exposure make this an outstanding opportunity for businesses looking to establish or expand their presence.

### OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	2
Available SF:	1,260 SF
Lot Size:	0.24 Acres
Building Size:	2,380 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,084	22,675	46,626
Total Population	10,415	54,136	105,974
Average HH Income	\$63,766	\$85,074	\$88,165

# LOCATION MAP



# ADDITIONAL PHOTOS



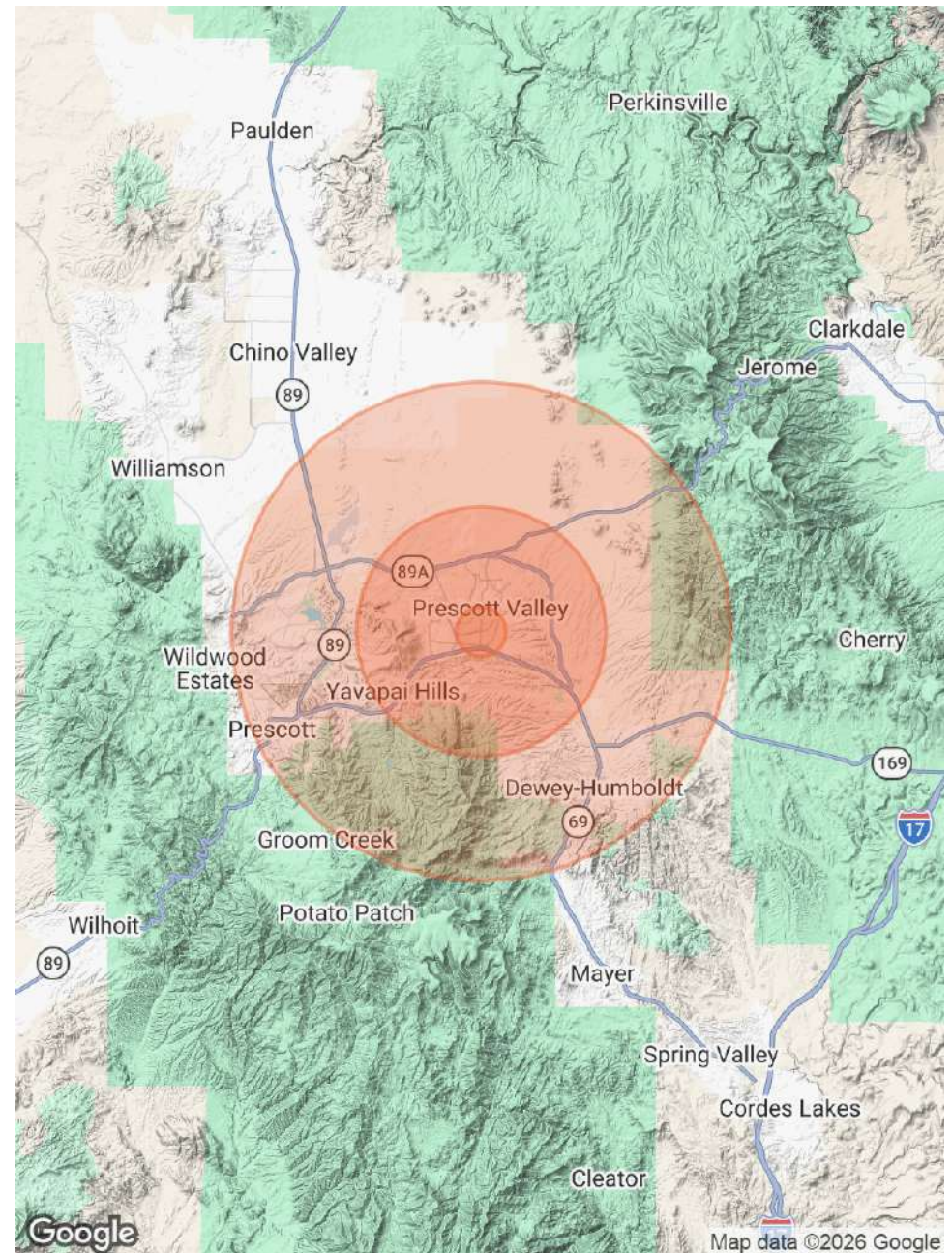
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	10,415	54,136	105,974
Average Age	38.1	47.1	50.1
Average Age (Male)	34.9	45.7	48.7
Average Age (Female)	41.2	48.7	52.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,084	22,675	46,626
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$63,766	\$85,074	\$88,165
Average House Value	\$284,798	\$382,513	\$444,619

2023 American Community Survey (ACS)



# MEET THE TEAM



**ABIGAIL CHARTIER**

Commercial Agent

Direct: 928.642.3032  
abigail@arizonacre.com



**MATTHEW FISH**

Associate Broker

Direct: 480.309.1089  
matt@arizonacre.com