

DRIVE-THRU AVAILABLE | ±2,521 SF



541 Miller Valley Rd

PREScott, AZ



PHOENIX COMMERCIAL ADVISORS

property summary

AVAILABLE ±2,521 SF | Drive-Thru on ±0.68 ACRES

ADDRESS 541 Miller Valley Rd
Prescott, AZ 86301

PRICING CALL FOR PRICING

ZONING BR

PROPERTY HIGHLIGHTS

Strategically positioned along Miller Valley Rd. in Prescott, AZ, a main thoroughfare in Prescott, this restaurant fronts over 16,000 Cars Per day. The area benefits from consistent traffic flow of both residents and year round visitors to the trade area. The continued neighborhood growth in the surrounding areas depends on retail and restaurant services located in downtown Prescott, making it an ideal location for businesses seeking exposure.

- Neighboring other regional and national restaurants like Angry Crab, McDonald's and Wendy's.
- Located along Miller Valley Rd with Fry's and Walmart to the North and the Historic Downtown Prescott to the South.
- Existing Dedicated Monument Signage
- 2nd Gen Restaurant Space with a Drive-thru



TRAFFIC COUNTS

Miller Valley Rd

N ±16,366 VPD (NB & SB)

S ±16,382 VPD (NB & SB)

ADOT 2024

AVAILABLE DRIVE-THRU

541 Miller Valley Rd, Prescott, AZ



site plan

LAND TITLE SURVEY

A PORTION OF OF LOTS 5 & 6, BRANNEN TRACT
LOCATED IN SEC. 33, T14N-R2W, G&SRB&M,
YAVAPAI COUNTY, ARIZONA

ORIGINALLY RECORDED IN BK. 3 OF MAPS & PLATS, PAGE 37, YAVAPAI COUNTY RECORDER'S OFFICE
CURRENT YAVAPAI COUNTY ASSESSOR'S PARCEL NO. 113-07-025C

THIS SURVEY IS BASED ON THE TITLE DESCRIPTION AND SURVEY CORNER MONUMENTS
FOUND IN PLACE, WITHIN BLOCKS 5 AND 6, BRANNEN TRACT

BEARINGS AND DISTANCES ARE AS MEASURED

THE BOUNDARY CONTAINS 28,279 SQUARE FEET, MORE OR LESS.

THERE ARE NO OVERHEAD UTILITY WIRES ON THIS SITE.

LEGEND

- LP = LIGHT POLE
- TR = APS. TRANSFORMER
- TS = TELEPHONE SERVICE
- ES = ELECTRIC SERVICE
- WM = WATER METER
- SCO = SEWER CLEANOUT
- VC = VERTICAL CURB
- BIS = BUSINESS IDENTITY SIGN
- DS = DIRECTION SIGN "IN"
- ICV = IRRIGATION CONTROL VALVE
- GM = GAS METER
-  = CONCRETE

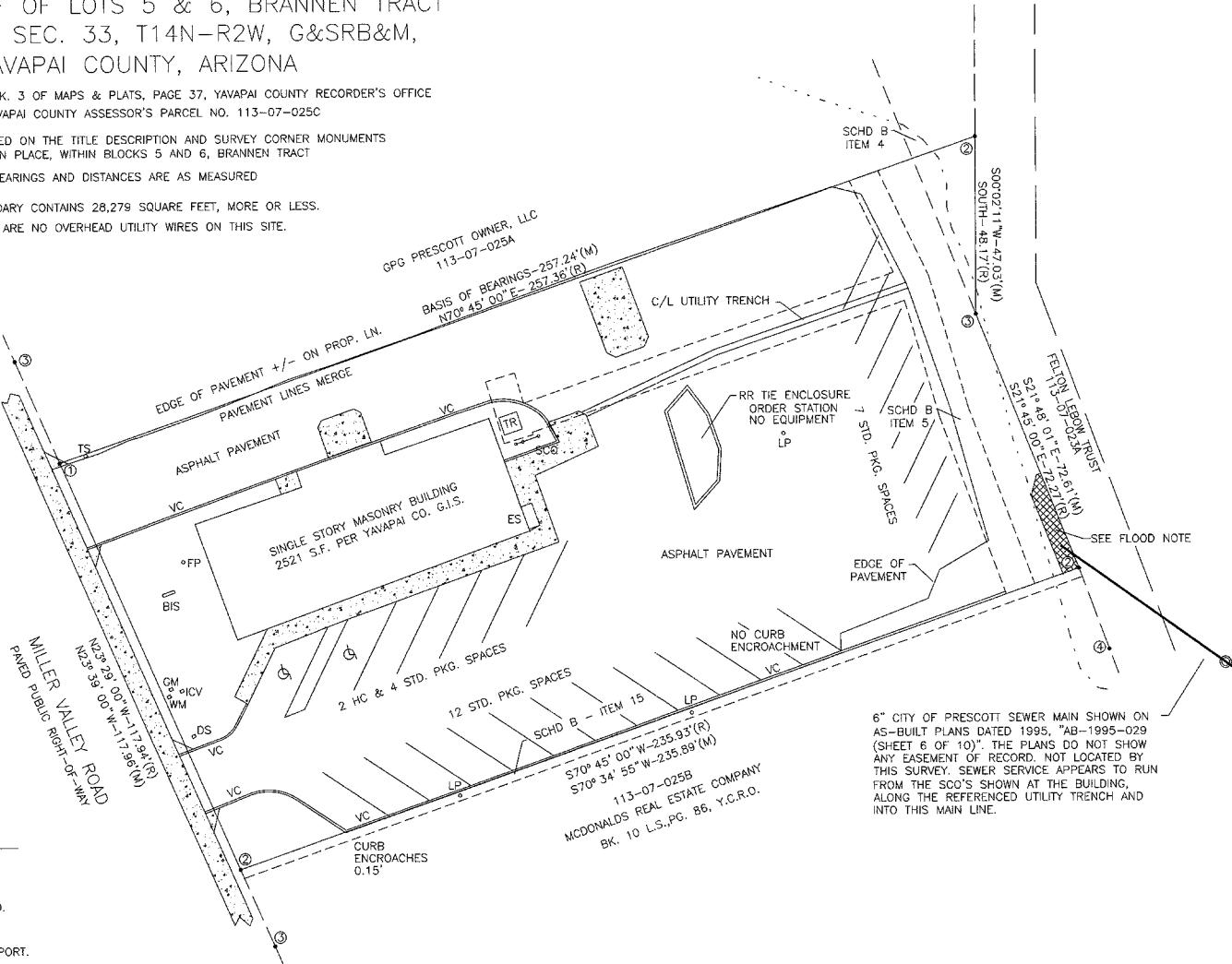
SURVEY MONUMENTS

● = INDICATES FOUND/SET AS NOTED

- ① = FOUND CAP "LS13941" SET IN CONCRETE SIDEWALK, REBAR BURIED.
- ② = FOUND 1/2" REBAR W/CAP "LS13941"
- ③ = FOUND 1/2" REBAR, NO CAP/TAG, ACCEPTED. COVERED BY LARGE TREE ROOT
- ④ = FOUND "4" IN CONCRETE.

(R) = RECORD BEARINGS & DISTANCES PER TITLE REPORT.

(M) = AS MEASURED PER THIS SURVEY.



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541 Miller Valley Rd, Prescott, AZ



overview



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zoom aerial



AVAILABLE DRIVE-THRU

541 Miller Valley Rd, Prescott, AZ



wide aerial



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541 Miller Valley Rd, Prescott, AZ



overview



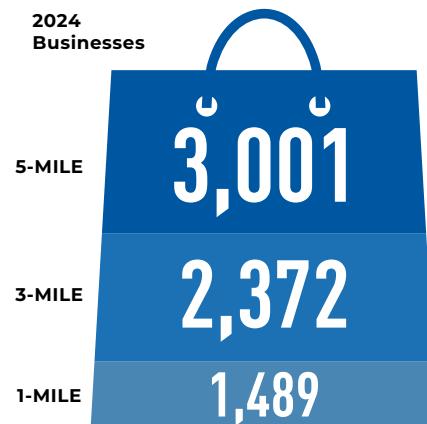
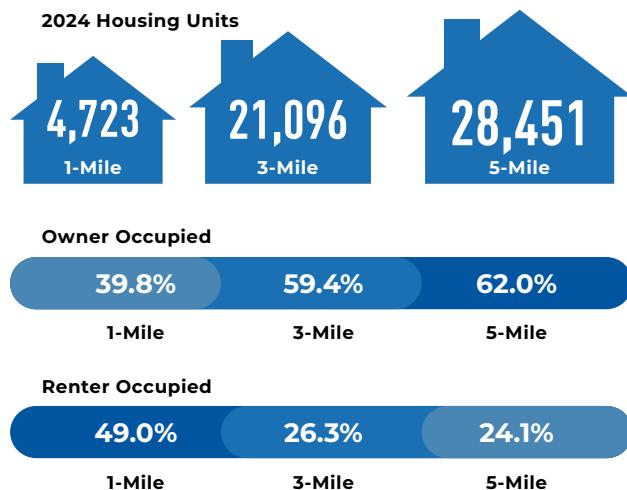
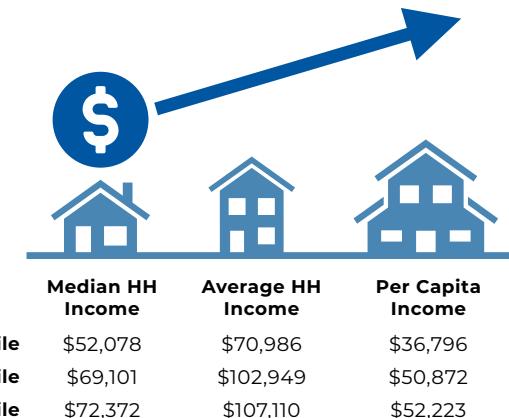
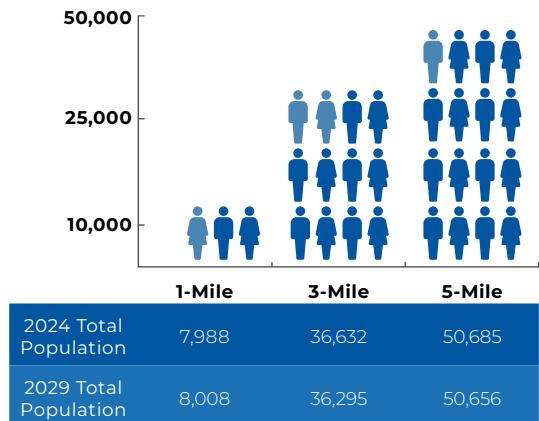
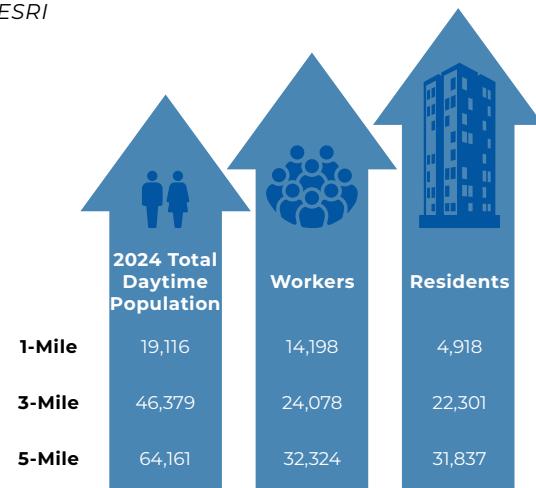
AVAILABLE DRIVE-THRU

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demographics

2024 ESRI



exclusively listed by

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