

1.04 AC PAD WITH I-40 FRONTRAGE AVAILABLE FOR LEASE OR SALE

2306 E Lucky Ln
Flagstaff, AZ 86004

PRICE REDUCED!



JACK RODRIGUES | (c) 408.763.9085 | jack.rodrigues@dpcre.com

7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
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Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	4,210	55,528	75,378
PROJECTED POPULATION (2030)	4,150	53,826	72,842
AVERAGE HOUSEHOLD INCOME	\$82,771	\$94,001	\$104,115
DAYTIME POPULATION	4,978	48,215	57,655
MEDIAN AGE	30.8	28.8	29.7
TOTAL BUSINESSES	343	2,872	3,451



traffic counts: Lucky Lane | 4,352 VPD ○ Butler Avenue | 25,218 VPD

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property highlights

- Flexible deal structures! Available for Lease, GL, BTS or Sale
- ±4,359 SF building, operated by Denny's
- Great signage with I-40 visibility (over 41,000 VPD)
- Ample parking with multiple ingress/egress points
- 15 different hotels offering a total of 1,570 rooms within a 2-mile radius.
- Ideal for a sit-down restaurant. Call for rates!

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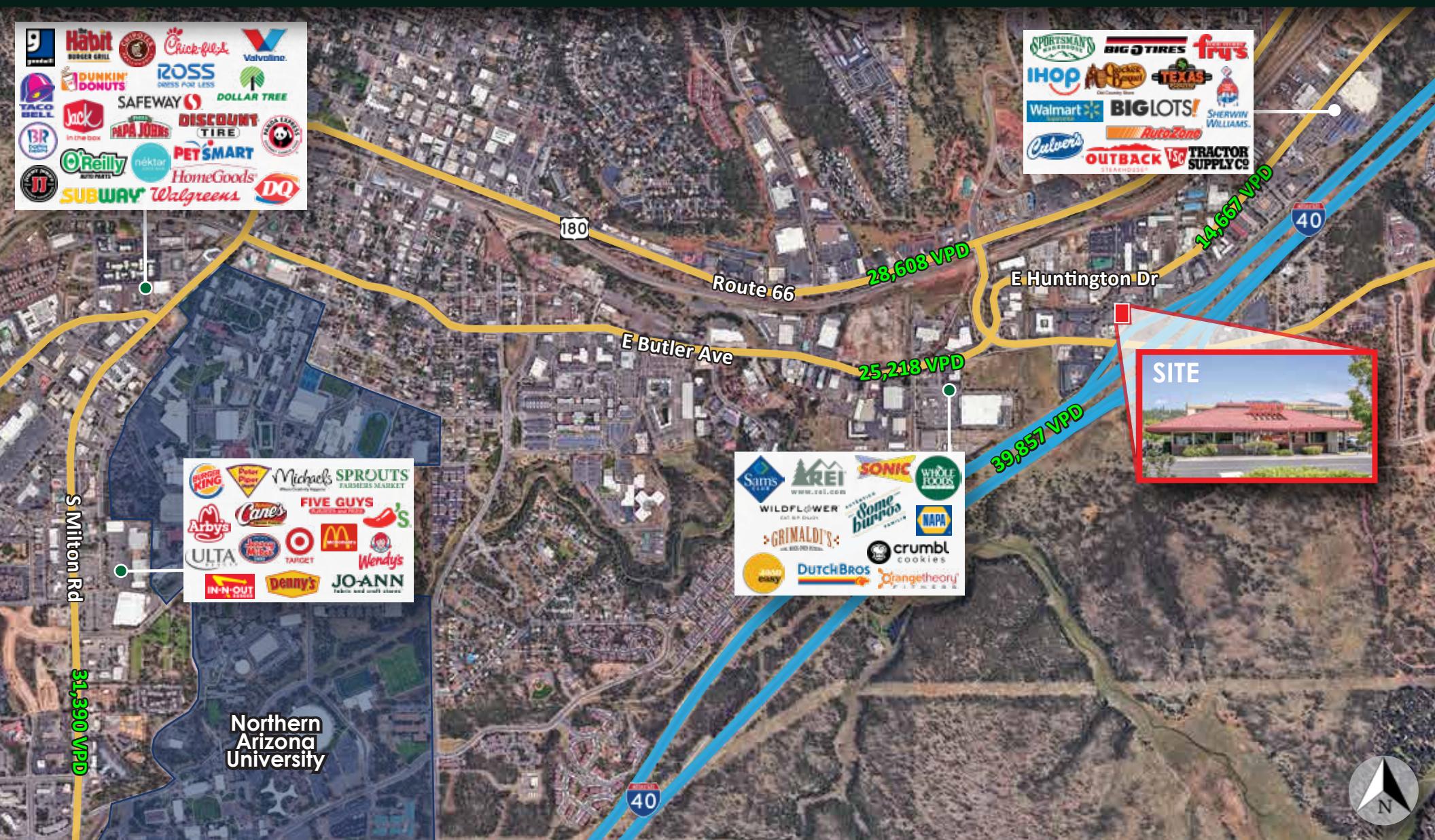
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**± 4,359 SF
Call for Rates!**



Monument Signage



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