

218 S MILTON ROAD FLAGSTAFF, ARIZONA

+1 602 229 5833 larry.downey@cushwake.com

Brent Mallonee

Executive Director +1 602 224 4437 brent.mallonee@cushwake.com +1 602 229 5983 taylor.hick@cushwake.com

Don Arones

Managing Director +1 602 224 4432 donald.arones@cushwake.com '_/_//|

NAU GRANNY'S 218 S MILTON ROAD

FLAGSTAFF, ARIZONA

Property Information

Address: 218 S Milton Road, Flagstaff, AZ 86001

35 S Mikes Pike, Flagstaff, AZ 86001

Square Feet: Total Site: ±54,795 SF

Building: ±9,221 SF

Total Acreage: ±1.26 AC

Tax ID/Parcel: 100-39-004C, 100-39-001H,

100-39-007B, 100-39-001D

Owner/Seller: Northern Arizona University

Zoning: HC, Highway Commercial

Current Use: Vacant Retail/Restaurant Building

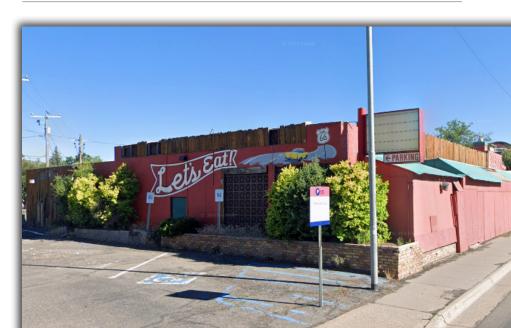
• Close proximity to NAU and the heart of Downtown Flagstaff

• Excellent visibility along main Flagstaff thoroughfare

- High walkability score
- Convenient ingress and egress
- Lack of similar type of product available

Demographics: *ESRI 2023

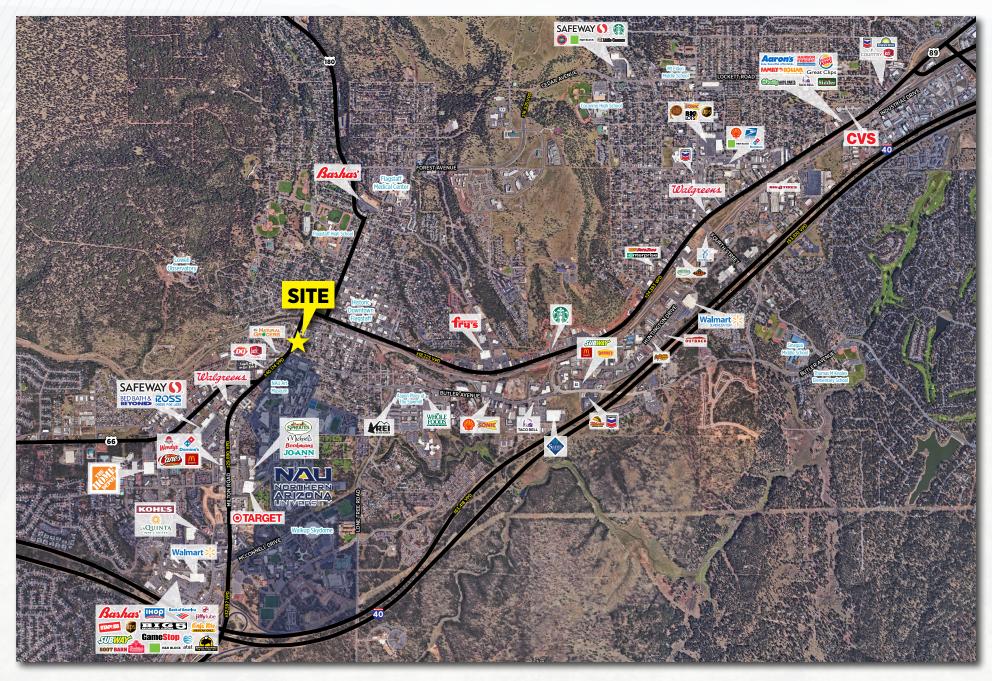
	1 MILE	3 MILES	5 MILES
Population ທີ່ຈໍທີ່ຈໍທີ່ຈໍ ທີ່ຈໍທີ່ຈໍທີ່ຈໍ	18,090	60,435	78,479
Average Household Income	\$74,987	\$93,478	\$98,581
Daytime Population	24,562	63,781	79,807
Households	4,648	20,769	27,819



//////

NAU GRANNY'S 218 S MILTON ROAD

FLAGSTAFF, ARIZONA





LARRY DOWNEY

Vice Chairman +1 602 229 5833 larry.downey@cushwa<u>ke.com</u>

TAYLOR HICK

Director +1 602 229 <u>598</u>3 taylor.hick@cushwake.com

BRENT MALLONEE

Executive Director +1 602 224 4437 brent.mallonee@cushwake.com

DON ARONES

Managing Director +1 602 224 4432 donald.arones@cushwake.com

2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 | ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Wither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION® SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

