



CUSHMAN &  
WAKEFIELD

PAPA JOHN'S

BRAKE  
MASTERS

THE JACK  
±591 BEDS/198 ROOMS

MOJO'S

PIZZICETTA

WOOD FIRE PIZZA

PIZZERIA

TOASTED  
OWL CAFE

PIZZERIA

PIZZERIA

PIZZERIA

NATURAL  
GROCCERS

COUNTRY  
INN & SUITES

DRURY  
HOTELS

Jack  
in the box

NiMarcos  
PIZZA

ROUTE 66

PHOENIX AVENUE

MIKES PIKE STREET

MILTON ROAD

BUTLER AVENUE

±31,948 VPD

±17,647 VPD

±40,174 VPD

FOR SALE OR G.L. ±1.26 ACRES

218 S MILTON ROAD  
FLAGSTAFF, ARIZONA

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# 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
Property Attributes:	<ul style="list-style-type: none"><li>• Close proximity to NAU and the heart of Downtown Flagstaff</li><li>• Excellent visibility along main Flagstaff thoroughfare</li><li>• High walkability score</li><li>• Convenient ingress and egress</li><li>• Lack of similar type of product available</li></ul>

### Demographics: \*ESRI 2023

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





# NAU GRANNY'S 218 S MILTON ROAD

## FLAGSTAFF, ARIZONA





COCONINO  
NATIONAL FOREST

**SITE**

FLAGSTAFF

COCONINO  
NATIONAL FOREST

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