

FLEX SPACE IN DOWNTOWN PRESCOTT, AZ

222 1/2 SOUTH
MONTEZUMA STREET,
PRESCOTT, AZ 86303

ABIGAIL CHARTIER
Commercial Agent
928.642.3032
abigail@arizonacre.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for lease, this 5,000 square foot of flex space offers a functional layout ideal for light industrial, storage, distribution, or a creative service-based businesses - gym, speakeasy, dancing club, arcade, or more. The main warehouse area measures approximately 70' x 45', providing open-span workspace with excellent usability and flexibility.

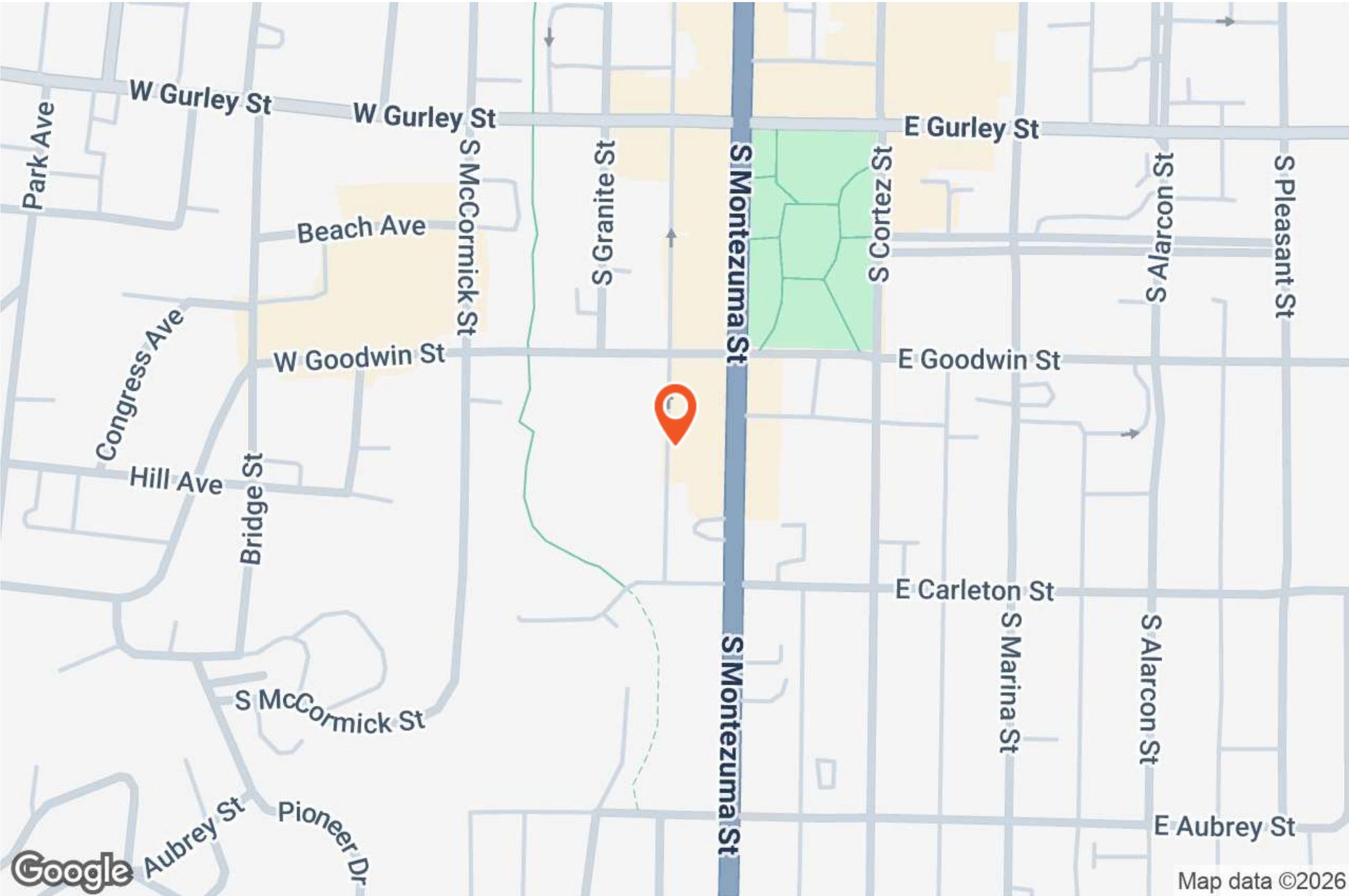
The property includes two private offices, additional storage rooms, a breakroom, and two restrooms, allowing for efficient separation of administrative and operational functions. Access is available from Montezuma Street as well as the rear alleyway, enhancing operational flow and delivery convenience. An additional patio space be utilized off Montezuma Street. Two gated parking spaces are included, providing secure on-site parking in a highly desirable downtown location. This is a rare opportunity to lease a versatile warehouse space in the heart of Prescott's downtown corridor.

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	0.48 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,610	25,003	41,375
Total Population	8,847	50,940	88,848
Average HH Income	\$71,255	\$93,470	\$91,606

LOCATION MAP



ADDITIONAL PHOTOS

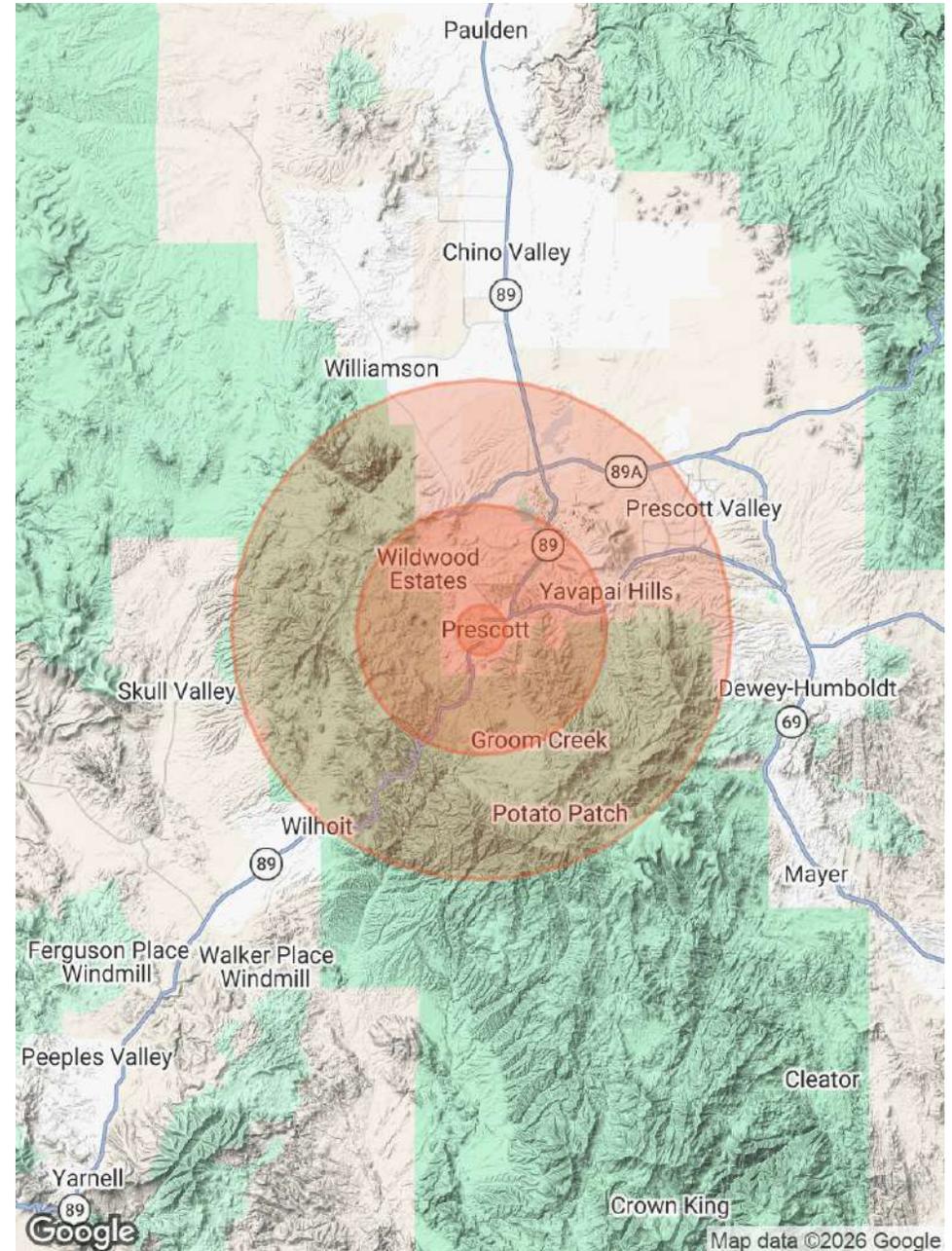


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,847	50,940	88,848
Average Age	50	55	52
Average Age (Male)	49	54	51
Average Age (Female)	51	56	53

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,610	25,003	41,375
# of Persons per HH	1.9	2	2.1
Average HH Income	\$71,255	\$93,470	\$91,606
Average House Value	\$504,348	\$560,817	\$517,090

Demographics data derived from AlphaMap





ABIGAIL CHARTIER

Commercial Agent

Direct: 928.642.3032
abigail@arizonacre.com