

DOWNTOWN RETAIL SPACE FOR LEASE

223 W GURLEY STREET,
PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



LEASING BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property located at 223 W. Gurley Street encompasses 850 square feet and boasts a vibrant atmosphere, bolstered by significant pedestrian and vehicular traffic. It is ideally suited for various business ventures, including restaurants, ice cream shops, and retail establishments. The space can be customized to meet specific business requirements and is equipped with water access throughout, along with two restrooms. Additionally, the unit features heating and cooling systems to ensure a comfortable environment for both customers and staff. Convenient parking is available at the rear, facilitating easy loading and unloading through the back entrance, and there is prominent signage on the front of the suite. Base rent is \$22.00 PSF with an estimated \$5.58 NNN plus TPT Tax.

PROPERTY HIGHLIGHTS

- Entertainment District
- Located in the heart of downtown
- High visibility on Gurley

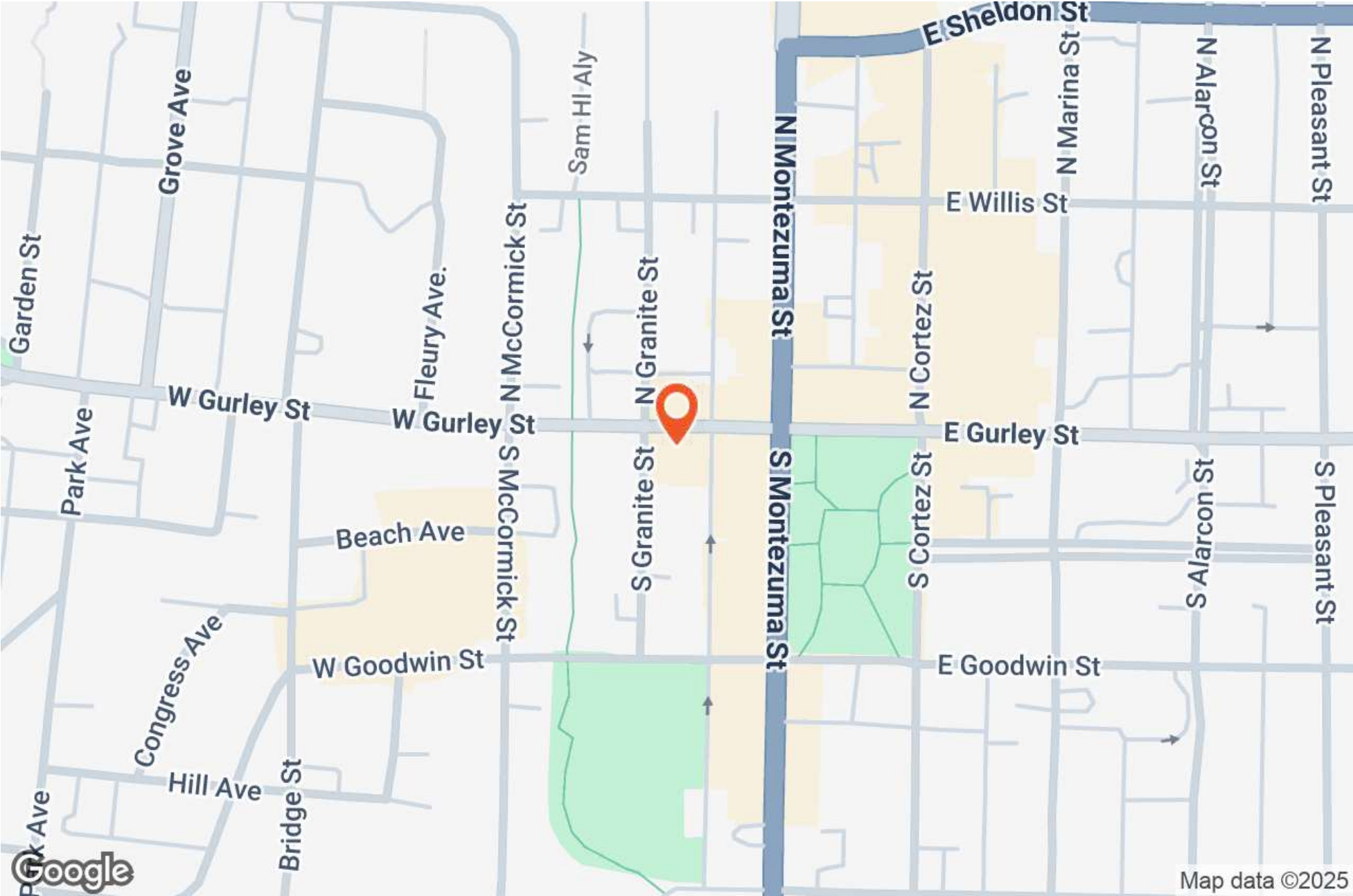
OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	850 - 1,700 SF
Lot Size:	0.24 Acres
Building Size:	850 SF

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	17,089	25,003	41,375
Total Population	34,462	50,940	88,848
Average HH Income	\$89,135	\$93,470	\$91,606

LOCATION MAP



ADDITIONAL PHOTOS

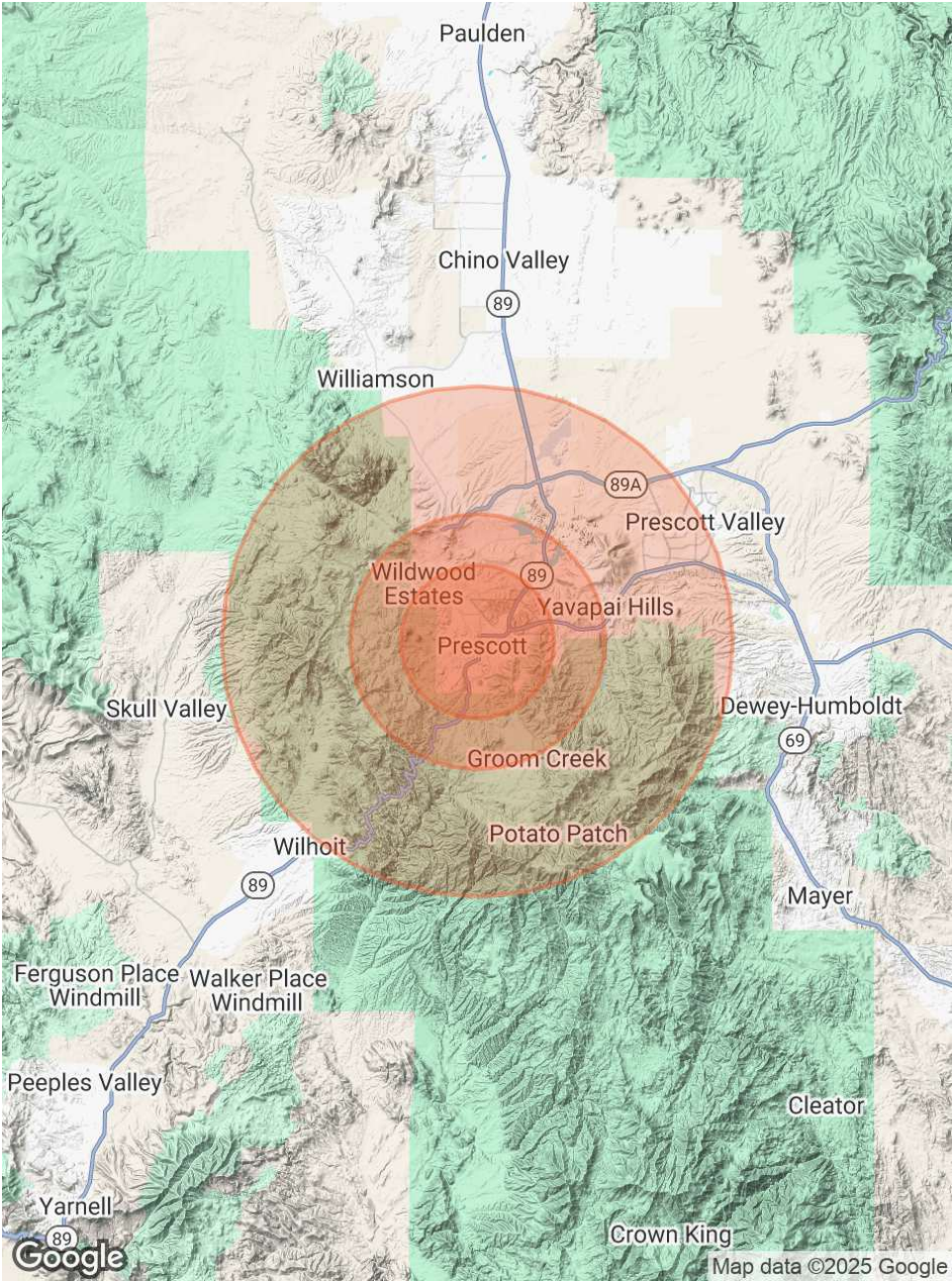


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,462	50,940	88,848
Average Age	54	55	52
Average Age (Male)	53	54	51
Average Age (Female)	55	56	53

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,089	25,003	41,375
# of Persons per HH	2	2	2.1
Average HH Income	\$89,135	\$93,470	\$91,606
Average House Value	\$544,428	\$560,817	\$517,090

Demographics data derived from AlphaMap





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