VELOCITY RETAILGROUP

PADS FOR SALE

Southwest Corner of US 69 and Prescott Country Club Blvd
Prescott Valley, Arizona

PROPERTY HIGHLIGHTS | SITE PLAN / AVAILABILITY | AERIAL | CONTACT | DEMOGRAPHICS

Brian Harpel
602.682.8150
brian.harpel@velocityretail.com

Darren Pitts
602.682.6050
darren.pitts@velocityretail.com

PADS AVAILABLE

Southwest Corner of US 69 and Prescott Country Club Blvd
Prescott Valley, Arizona

NEW PADS ON BUSY US HIGHWAY!

Property Highlights

- Rare Pad opportunity on busy corridor
- Join New Maverik - C-Store / Gas Station
- Signalized intersection with full access
- C2 Zoning, Town of Prescott Valley
- Parcel Sizes: TBD
- High traffic on state highway

Traffic Counts

US 69	24,868 CPD
Prescott Valley Countrly Club Blvd	10,059 CPD
Total	**34,927 CPD**

Demographics	3 mi	5 mi	10 mi
Estimated Population	8,368	30,588	67,898
Estimated Households	3,944	13,194	30,271
Med Household Income	$52,643	$49,967	$52,934
Daytime Population	1,913	11,139	20,632

Source: SitesUSA

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 34.5618/-112.2595

US 69 and Prescott Country Club Blvd	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	3,983	8,456	30,953
2027 Projected Population	4,407	9,140	32,304
2020 Census Population	3,888	8,216	29,915
2010 Census Population	2,901	6,343	26,725
Projected Annual Growth 2022 to 2027	2.1%	1.6%	0.9%
Historical Annual Growth 2010 to 2022	3.1%	2.8%	1.3%
2022 Median Age	62.6	56.2	47.7
Households			
2022 Estimated Households	2,166	4,108	13,357
2027 Projected Households	2,411	4,459	13,991
2020 Census Households	2,107	3,980	12,893
2010 Census Households	1,449	2,887	10,932
Projected Annual Growth 2022 to 2027	2.3%	1.7%	0.9%
Historical Annual Growth 2010 to 2022	4.1%	3.5%	1.8%
Race and Ethnicity			
2022 Estimated White	88.5%	86.9%	79.6%
2022 Estimated Black or African American	0.9%	0.9%	1.0%
2022 Estimated Asian or Pacific Islander	0.9%	0.8%	1.3%
2022 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.4%
2022 Estimated Other Races	8.9%	10.3%	16.7%
2022 Estimated Hispanic	8.7%	10.3%	18.9%
Income			
2022 Estimated Average Household Income	$62,168	$73,637	$61,648
2022 Estimated Median Household Income	$55,789	$57,384	$53,447
2022 Estimated Per Capita Income	$33,812	$35,798	$26,661
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.3%	2.8%
2022 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.8%	8.1%
2022 Estimated High School Graduate	31.8%	36.8%	31.1%
2022 Estimated Some College	30.9%	26.4%	29.3%
2022 Estimated Associates Degree Only	7.3%	9.3%	8.6%
2022 Estimated Bachelors Degree Only	12.9%	11.9%	11.7%
2022 Estimated Graduate Degree	10.9%	9.5%	8.3%
Business			
2022 Estimated Total Businesses	96	205	1,124
2022 Estimated Total Employees	789	1,405	9,047
2022 Estimated Employee Population per Business	8.2	6.9	8.0
2022 Estimated Residential Population per Business	41.4	41.3	27.5

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2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

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brian.harpel@velocityretail.com

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