

803 E SHELDON ST

PRESCOTT, AZ 86301

ABIGAIL CHARTIER
928.642.3032
abigail@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



LEASING BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

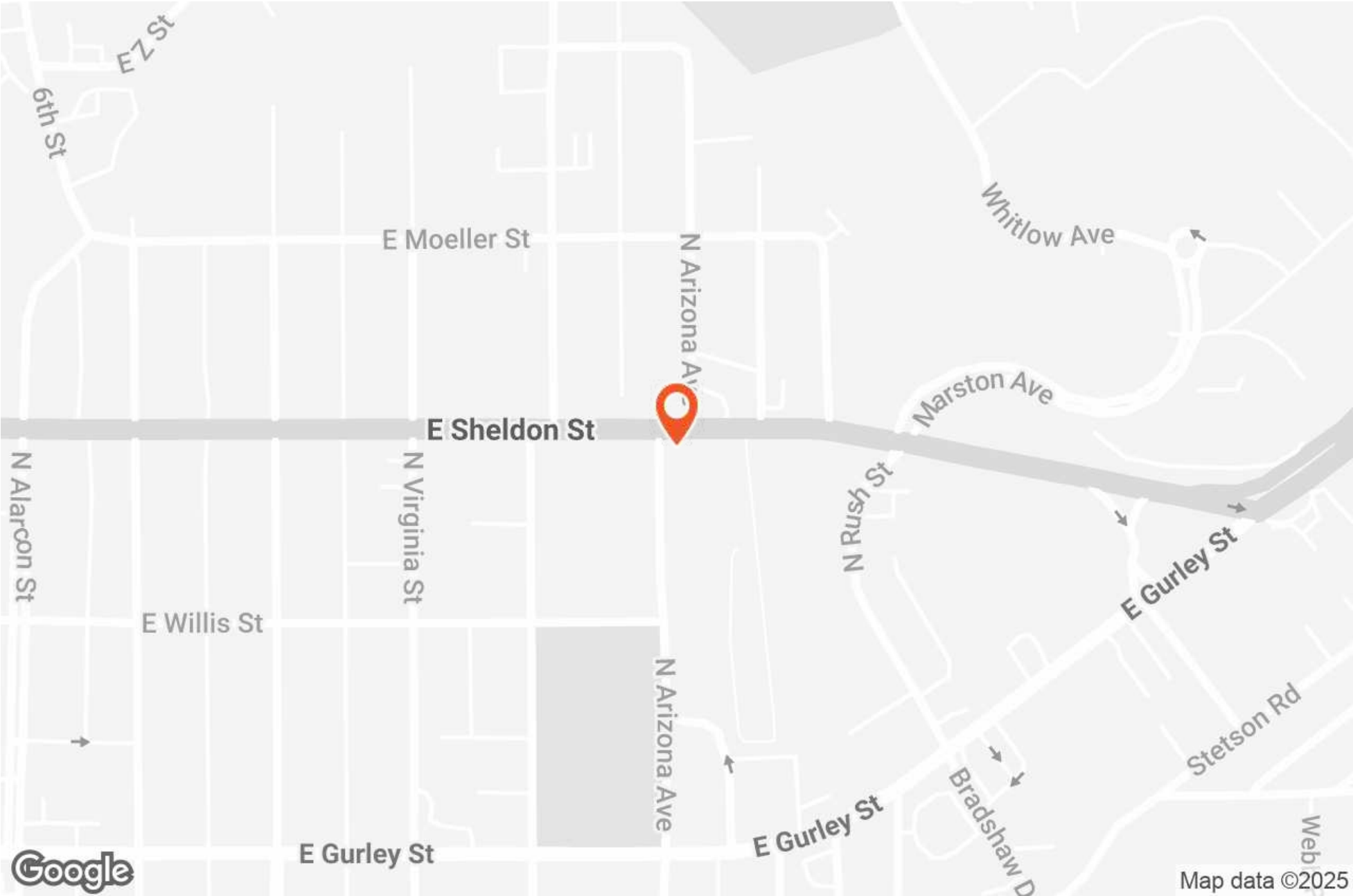
Introducing a prime leasing opportunity at 803 E Sheldon St, Prescott, AZ, 86301. This premier property offers a functional and well-maintained 1,052 SF flex space, perfectly suited for a variety of small business uses. Boasting 3 private offices, a welcoming reception area, a breakroom, ample storage, and a private restroom, the layout seamlessly blends office and light operational space. With street-front signage on Sheldon Street for enhanced visibility, ample parking including space for trucks and trailers, and a flexible layout suitable for service providers, contractors, logistics, or small teams, this property is tailor-made for businesses seeking a high-traffic, highly accessible location to establish or grow their operations.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,052 SF
Lot Size:	11,283 SF
Building Size:	1,052 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	351	1,101	2,860
Total Population	764	2,264	5,699
Average HH Income	\$55,888	\$63,744	\$64,928

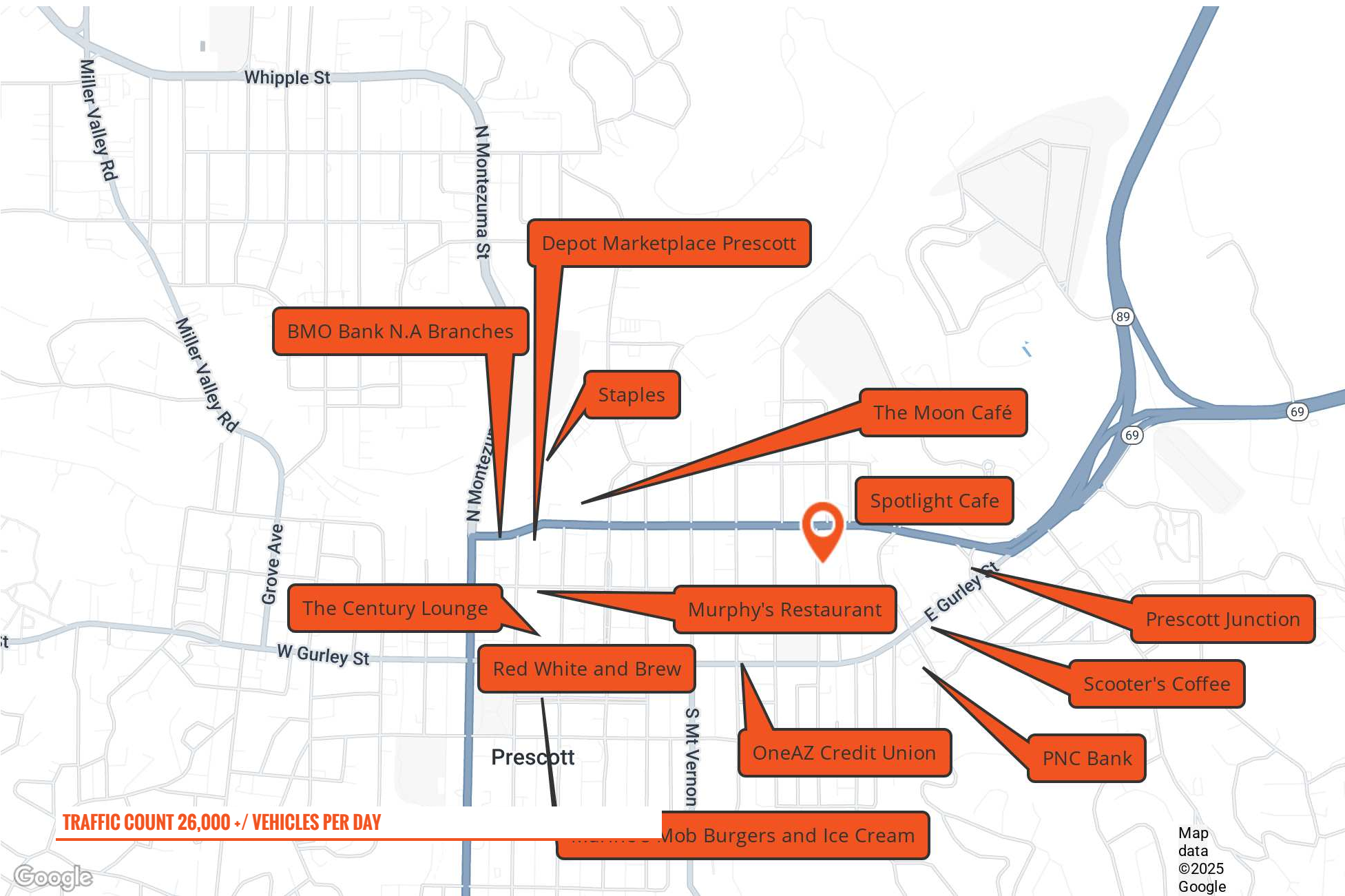
LOCATION MAP



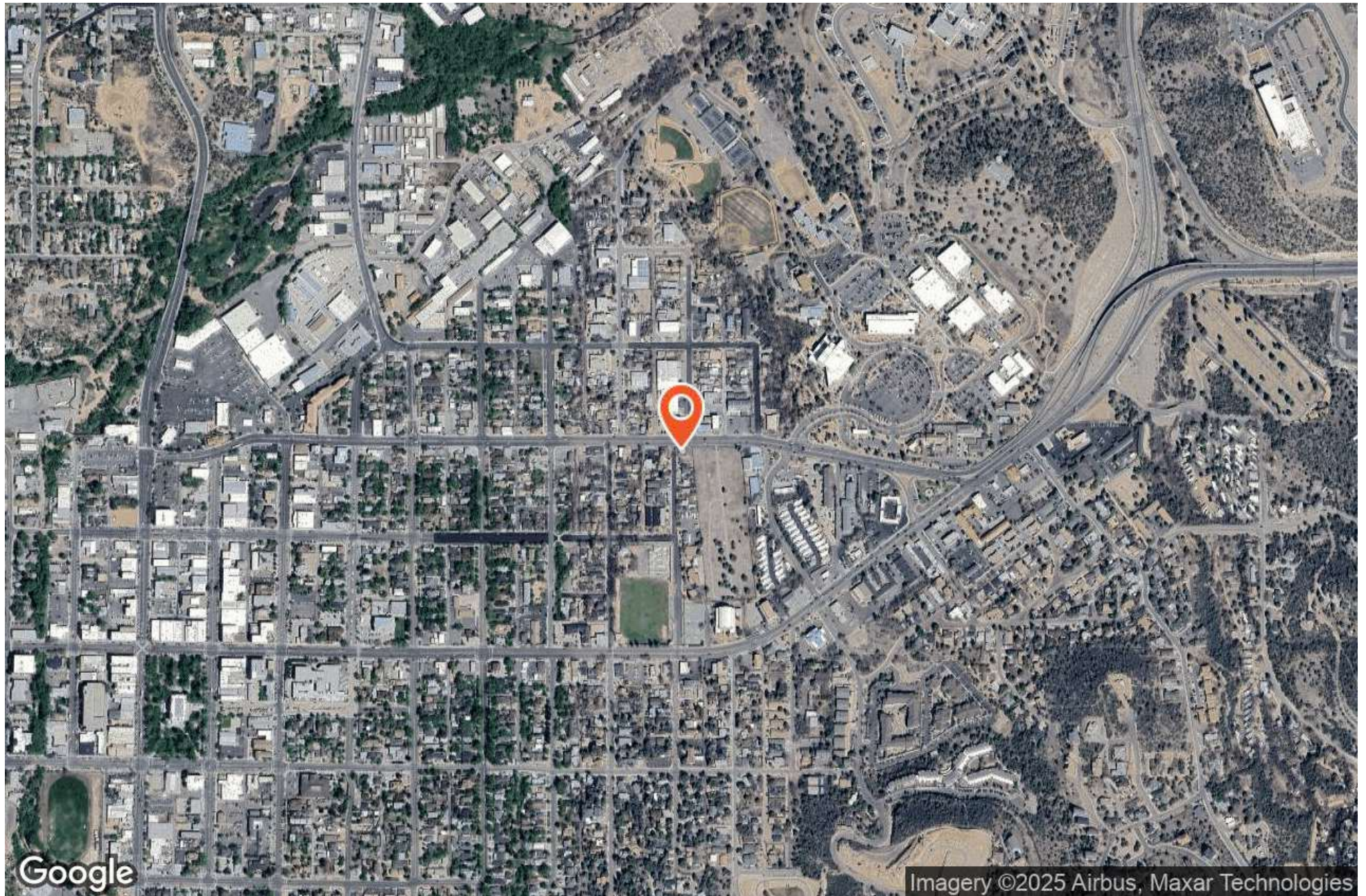
ADDITIONAL PHOTOS



RETAILER MAP



AERIAL MAP

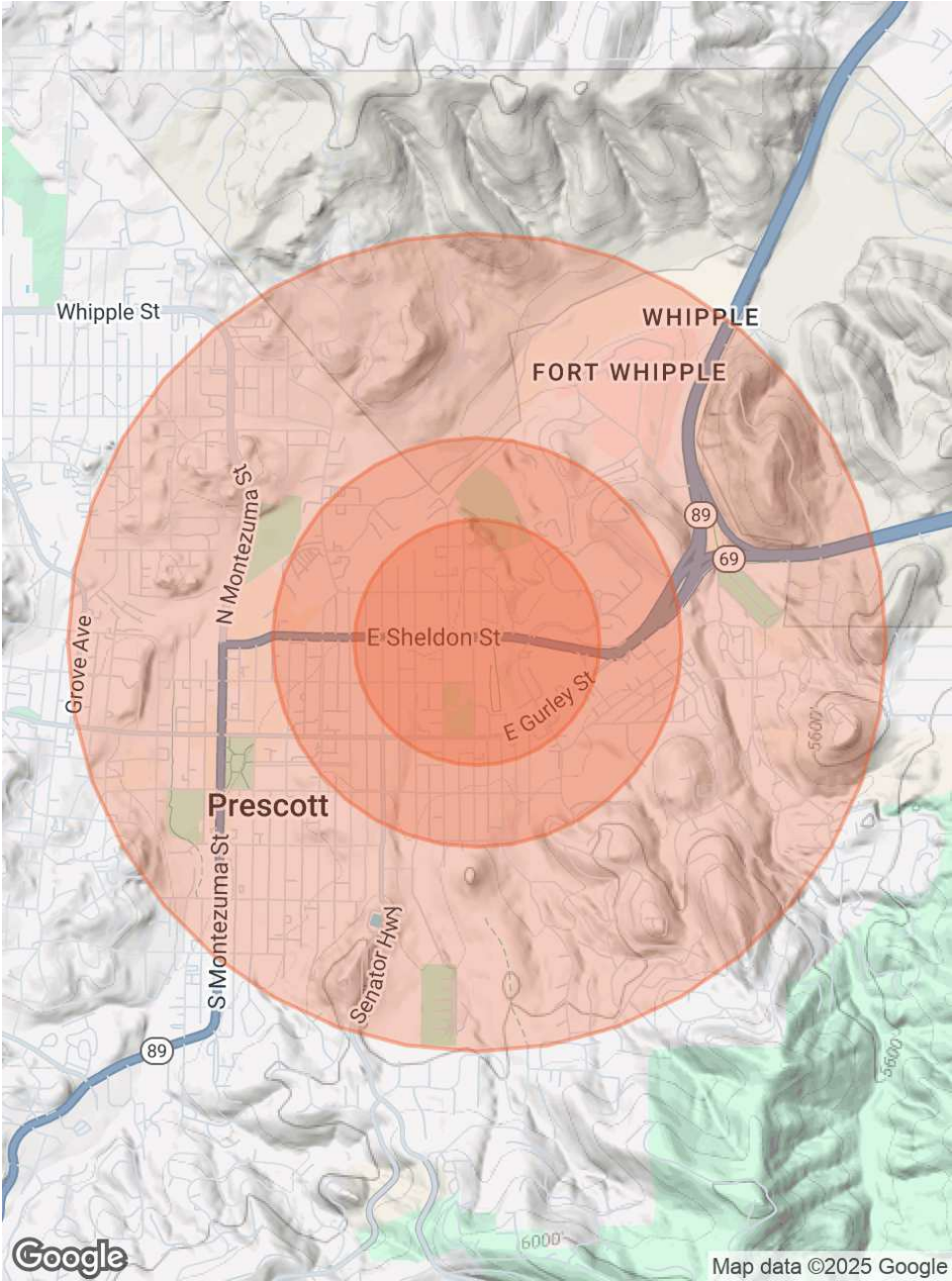


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	764	2,264	5,699
Average Age	45	47	48
Average Age (Male)	46	47	47
Average Age (Female)	45	47	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	351	1,101	2,860
# of Persons per HH	2.2	2.1	2
Average HH Income	\$55,888	\$63,744	\$64,928
Average House Value	\$560,645	\$559,555	\$539,190

Demographics data derived from AlphaMap



CONTACT US



ABIGAIL CHARTIER

abigail@arizonacre.com

Direct: 928.642.3032

Arizona Commercial Real Estate
122 North Cortez Street
Prescott, AZ 86301
480.309.1089