

1,320 SF  
AVAILABLE



FOR LEASE

# Prime Retail Endcap Opportunity

2080 S Milton Rd | Flagstaff, AZ



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2080 S Milton Rd | Flagstaff, AZ



**FOR LEASE**

1,320 SF

Available

7,170 SF

GLA

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- 1,320 SF high visibility endcap fronting Milton Rd, one of Flagstaff's busiest commercial corridors
- Former barbershop space; bring any use for consideration
- Positioned within vibrant retail hub featuring national and local tenants
- Minutes away from Northern Arizona University (NAU); enrollment of 29,000+ students and 2,571 employees (1,068 academic staff)
- Flagstaff experiences strong demand from international and domestic tourists based on the proximity to the Grand Canyon and other natural wonders

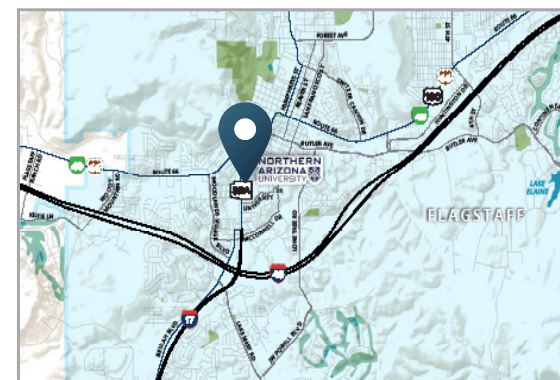
## NEIGHBORING RETAILERS



## TRAFFIC COUNTS

Milton Road	32,671 VPD
Interstate 17	32,232 VPD

Year: 2023 | Source: CoStar/MPSI



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## DEMOGRAPHIC HIGHLIGHTS (2024)

### 3 MILES

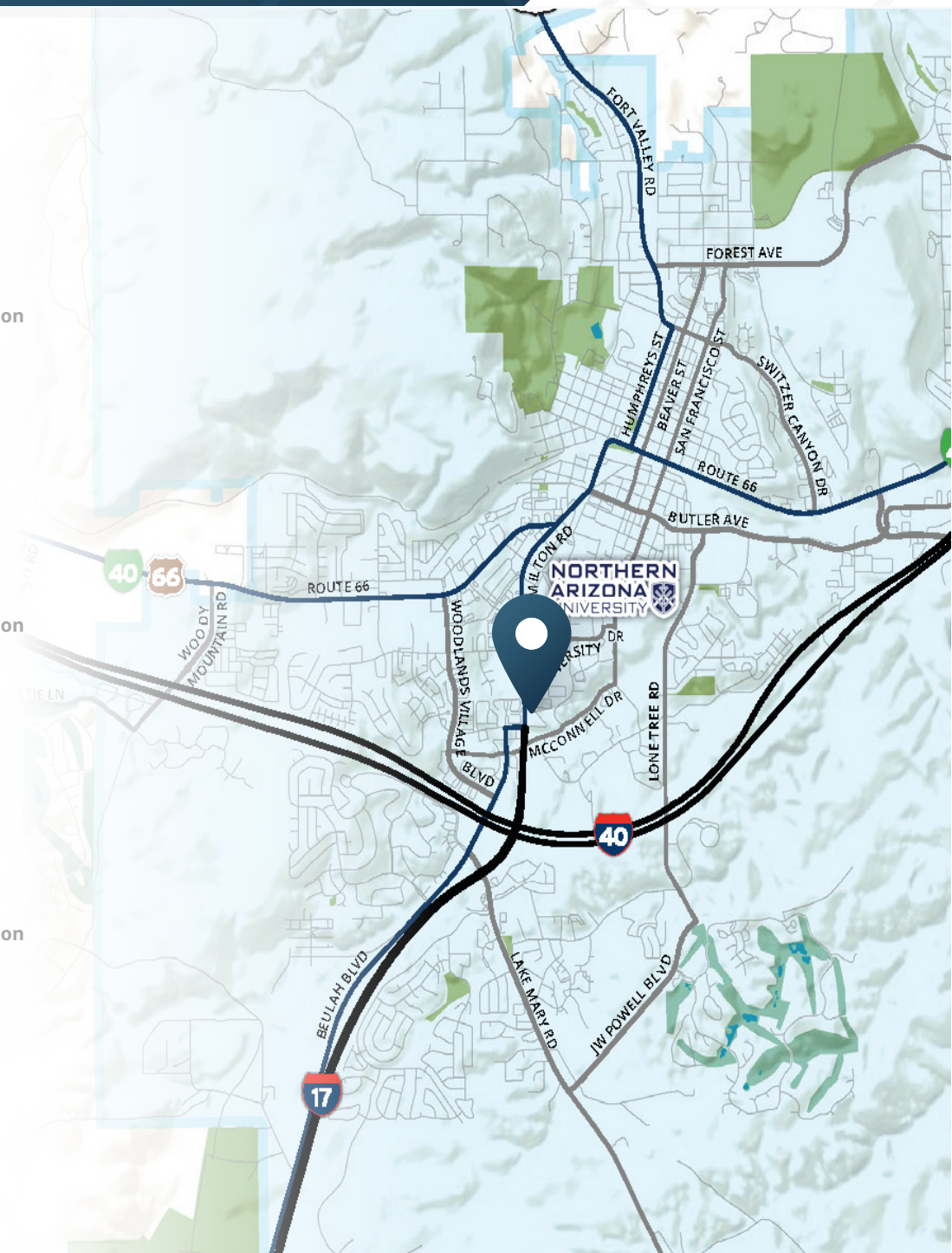
20,683	21,077	\$62,744	21,168
2024 Population	2029 Population	Avg Household Income	Daytime Population

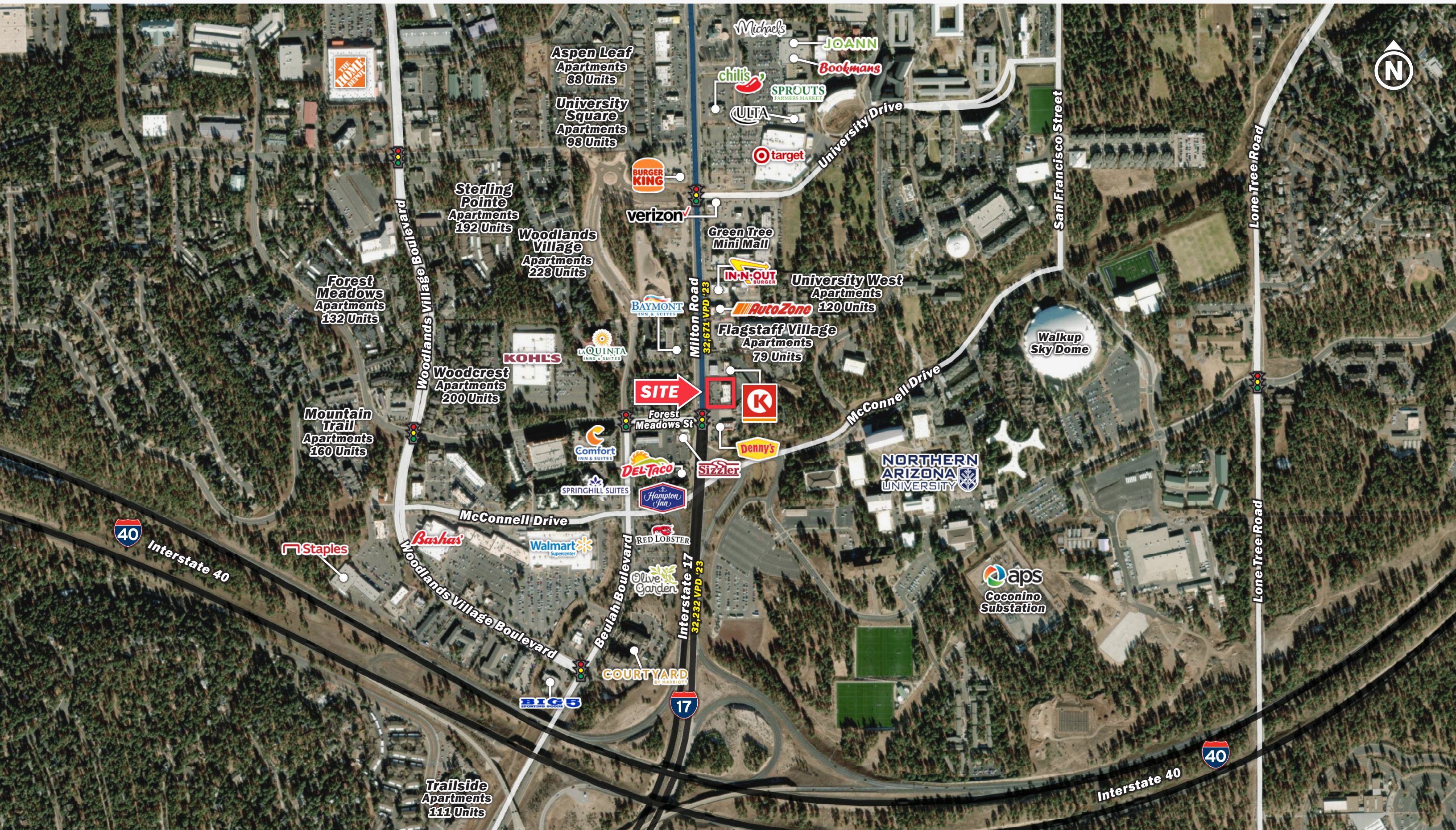
### 5 MILES

51,093	52,702	\$88,112	53,994
2024 Population	2029 Population	Avg Household Income	Daytime Population

### 7 MILES

72,652	74,466	\$94,990	75,155
2024 Population	2029 Population	Avg Household Income	Daytime Population









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