



**35 Madole Rd
 Sedona, Arizona 86336**

PROPERTY HIGHLIGHTS

- Land Size: 65,340 SF (1.5 Acres)
- Zoning: CO (Commercial)
- Allowable Uses:
 - Restaurants (including drive-through)
 - General Retail
 - Financial Institution
- Frontage: +/- 200 feet

DEMOGRAPHICS

Radius	2018 Total Population	Daytime Population	Average Household Income
1 mile	4,379	5,998	\$86,526
3 miles	10,828	15,099	\$95,807
5 miles	11,762	16,478	\$95,966

TRAFFIC COUNTS

Highway 89A
 25,165 VPD ('18)





