



1897 Pueblo Ridge, I-17 and Hwy 260, Camp Verde | Arizona

## High Traffic Retail Space

Conveniently located within the Wendy's and newly remodeled Chevron Travel Center at Exit 287 off I-17, this busy interchange of I-17 and HWY 260 in Camp Verde, Arizona boasts an AADT count of 30,000 cars per day. The location's proximity to several fast food, restaurant and fuel options at the Camp Verde exit provide a consistent flow of consumer traffic. The center also benefits from traffic commuting between Northern Arizona and the Phoenix metropolitan area.

This retail center is located close to other attractions such as Cliff Castle Casino which is consistently voted one of Arizona's top casino destinations, Out of Africa Wildlife Park, the world renown scenic beauty of Sedona, historic Jerome and the serenely beautiful Page Springs wine region vineyards. Interstate 17 is the major access to the Grand Canyon, Snowbowl ski resort, scenic Sedona and Flagstaff's mountain high country. Locate your retail business here at the gateway to Camp Verde, one of Northern Arizona's rapidly developing luxury communities.

Available  
for Lease  
4,250 SF

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Contact:

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Designated Broker  
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