

**LAND FOR SALE OR BUILD TO SUIT | POTENTIAL SINGLE TENANT W/ DRIVE THRU BUILDING**

# 961 S Main St, Florence, AZ

961 S Main St, Florence, AZ | Florence, AZ 85132

PRESENTED BY:

**Bryan Mortensen** Associate Broker | 602.621.3770 | bryanm@lraphx.com

**LRA**

# LAND FOR SALE OR BUILD TO SUIT

## 961 S Main St, Florence, AZ

961 S Main St, Florence, AZ | Florence, AZ 85132



### SUMMARY

Sale Price for Land:

**\$150,000**

Lease Rate for Build to Suit:

Negotiable

Building Size Potential w/ Drive Thru:

850-1,400 SF

Lot Size:

14,654 SF

### PROPERTY OVERVIEW

\*\*\*Rental Rate is Negotiable and depends on Tenant's needs for delivery\*\*\*

Potential for a 277' DRIVE THRU.

Town of Florence B-1 Zoning.

Along S Main St in Florence across from Florence High School.

Provided site plan approved by Florence P&Z Commission 5-16-2024.

### PROPERTY HIGHLIGHTS

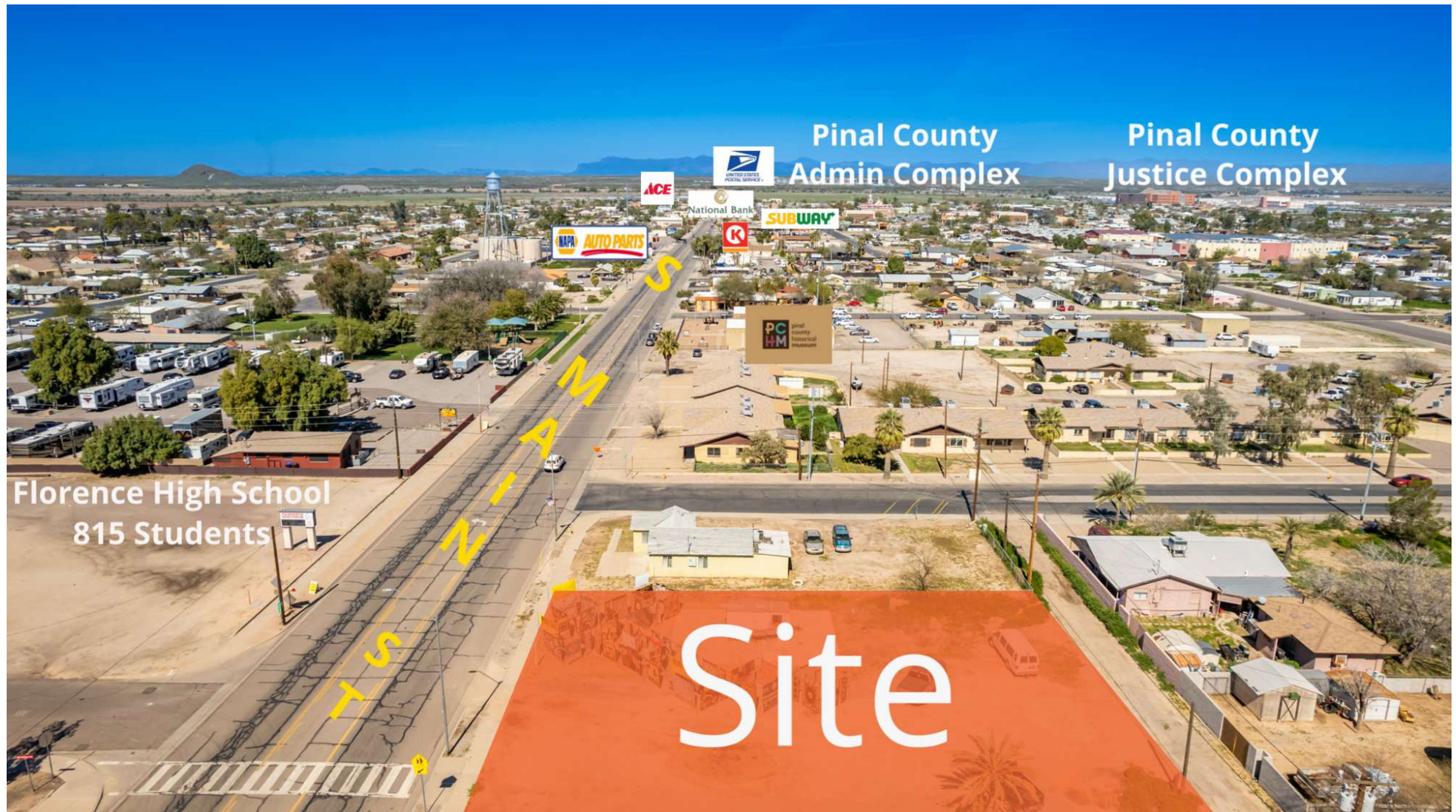
- LOCATED ACROSS FROM FLORENCE HS
- UNDERSERVED MARKET
- POTENTIAL FOR A 277' DRIVE THRU OR AUTO USE
- CAN CUSTOMIZE TO USER'S NEEDS
- ZONED FOR COMMERCIAL



# LAND FOR SALE OR BUILD TO SUIT

## 961 S Main St, Florence, AZ

961 S Main St, Florence, AZ | Florence, AZ 85132

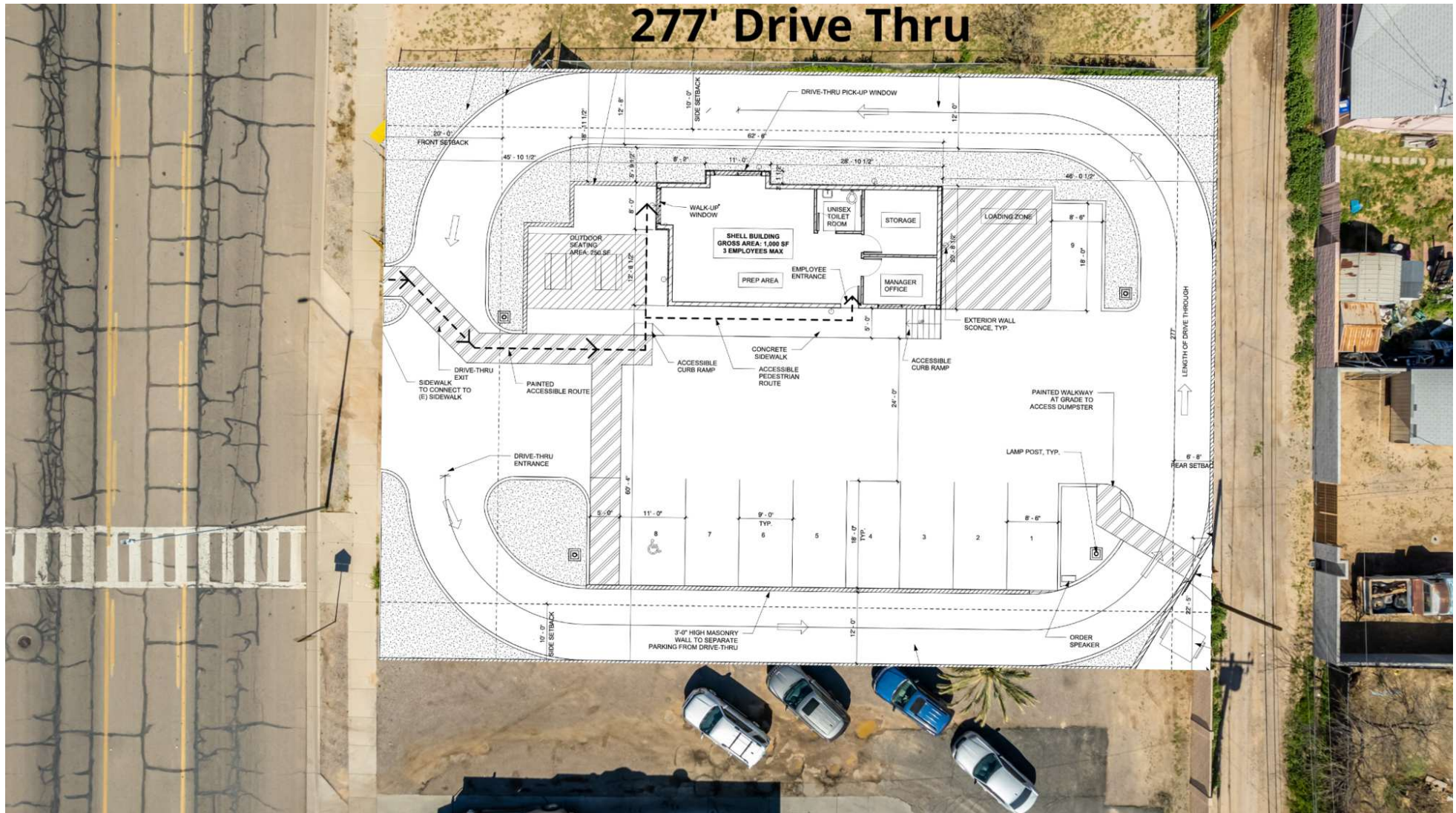




# LAND FOR SALE OR BUILD TO SUIT

## 961 S Main St, Florence, AZ

961 S Main St, Florence, AZ | Florence, AZ 85132

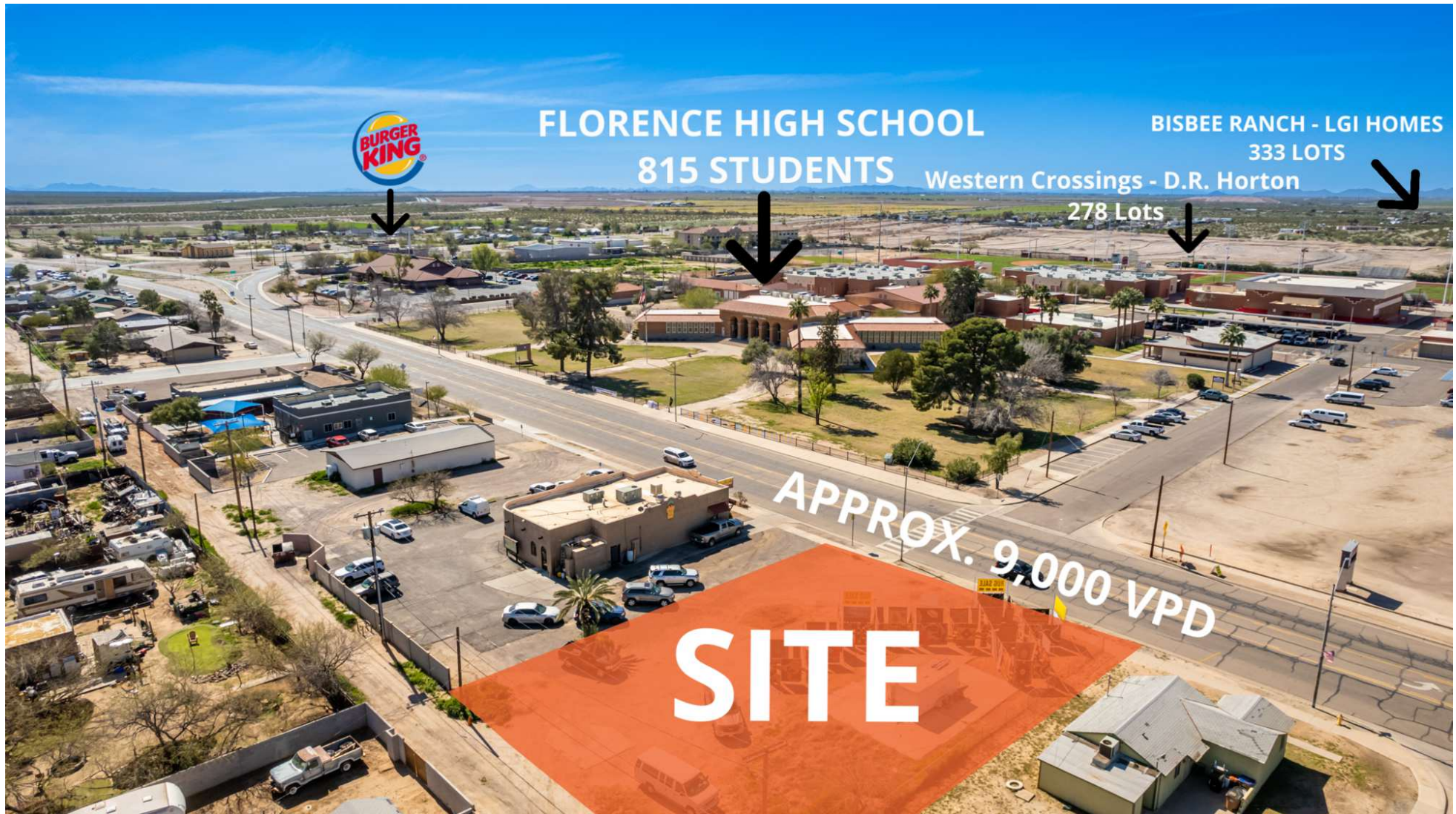




# LAND FOR SALE OR BUILD TO SUIT

## 961 S Main St, Florence, AZ

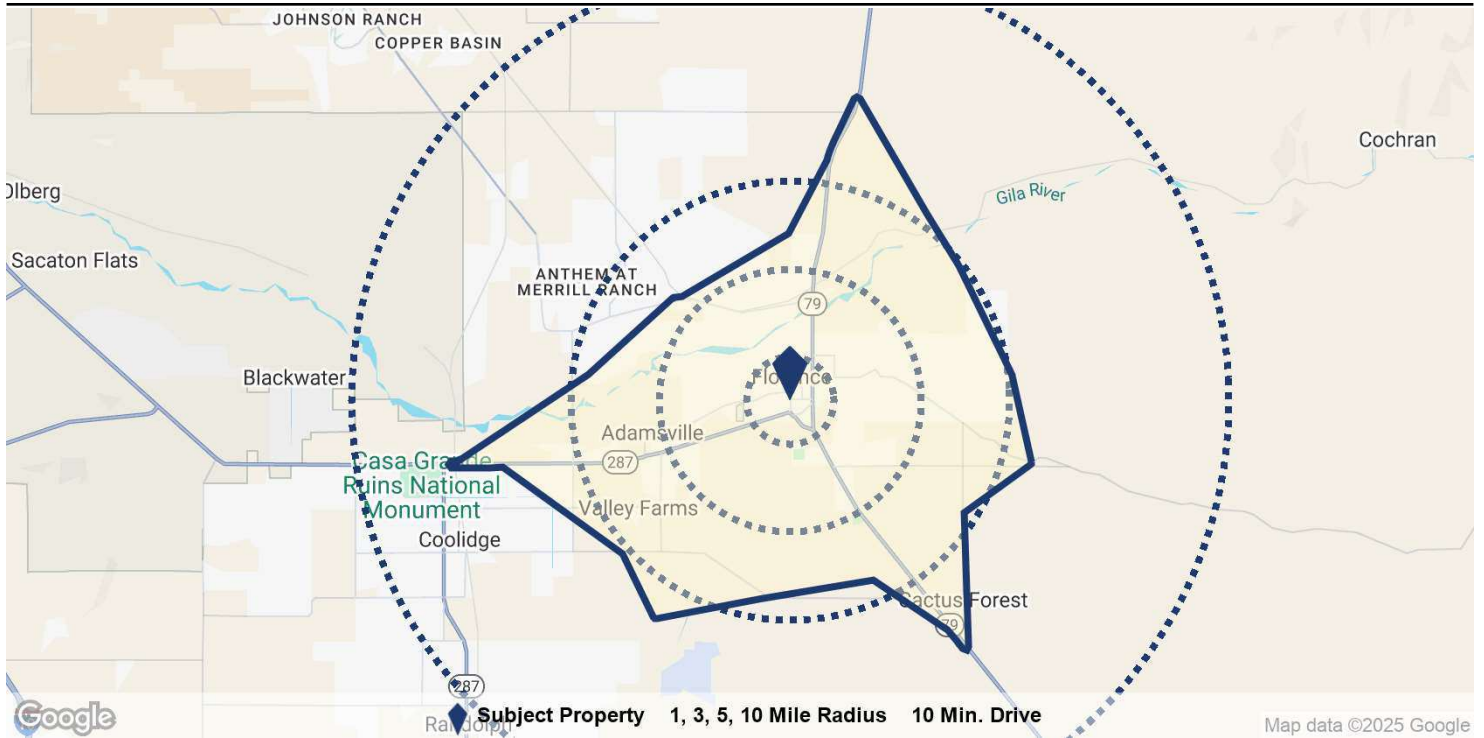
961 S Main St, Florence, AZ | Florence, AZ 85132



# Subject Property

961 S Main St

## DEMOGRAPHICS



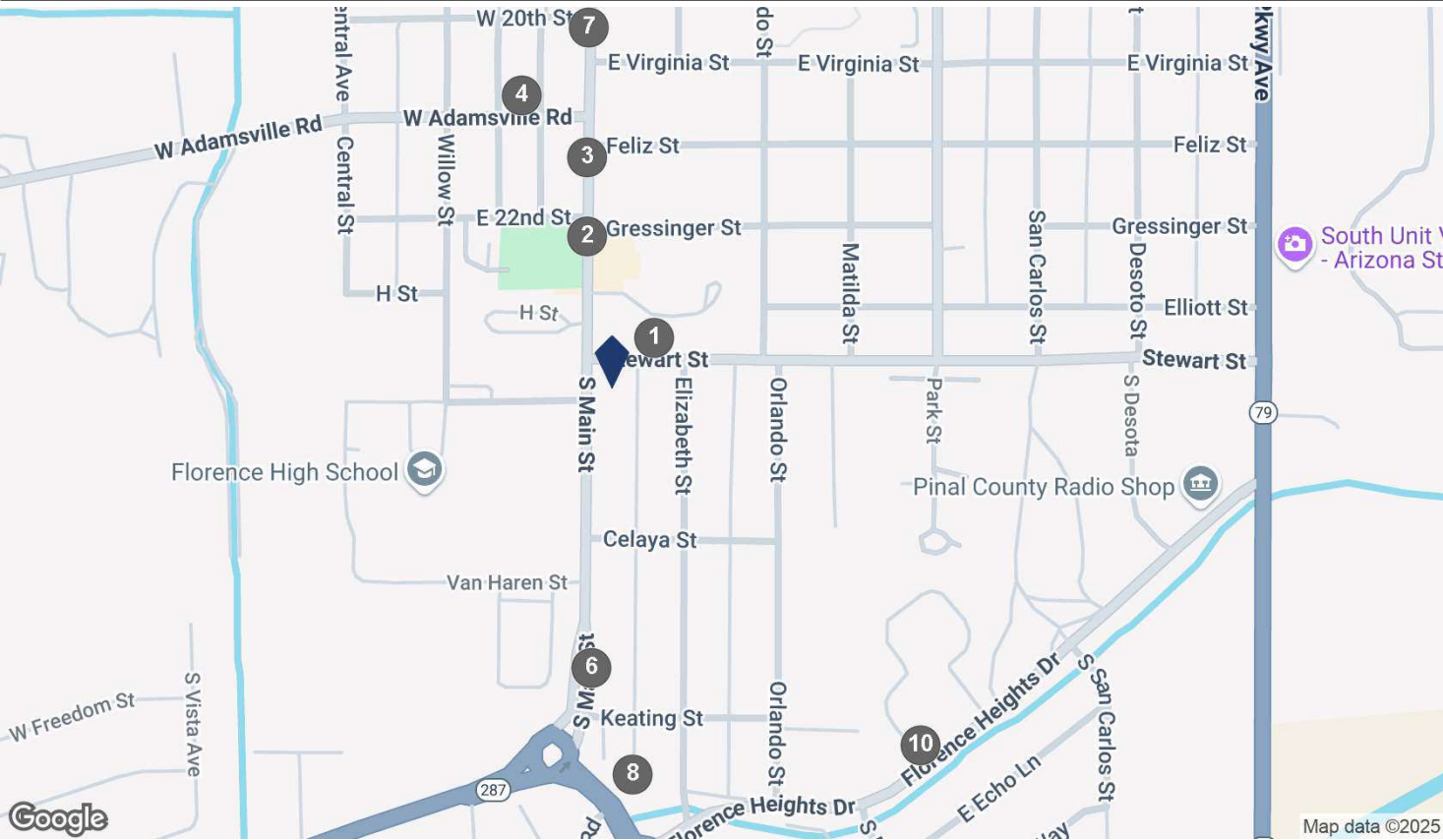
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,417	8,431	13,812	53,169	14,484
5 Yr Growth	12.3%	15.3%	19.6%	24.8%	37.3%
Median Age	41	41	45	40	47
5 Yr Forecast	44	44	48	42	50
White / Black / Hispanic	48% / 8% / 42%	46% / 7% / 44%	57% / 6% / 35%	58% / 6% / 35%	57% / 7% / 34%
5 Yr Forecast	49% / 8% / 42%	46% / 7% / 44%	58% / 5% / 34%	58% / 6% / 34%	59% / 6% / 34%
Employment	6,077	6,841	6,967	10,666	2,690
Buying Power	\$64.2M	\$82.5M	\$203.9M	\$1.1B	\$212.9M
5 Yr Growth	23.0%	22.4%	27.8%	29.3%	52.2%
College Graduates	5.6%	7.0%	11.9%	18.1%	12.4%
Household					
Households	1,072	1,969	4,148	16,919	4,561
5 Yr Growth	21.8%	27.1%	28.8%	28.1%	52.8%
Median Household Income	\$59,861	\$41,906	\$49,147	\$65,853	\$46,677
5 Yr Forecast	\$60,423	\$40,355	\$48,771	\$66,450	\$46,491
Average Household Income	\$70,203	\$54,987	\$61,907	\$83,274	\$56,400
5 Yr Forecast	\$70,700	\$53,922	\$62,074	\$84,774	\$56,230
% High Income (>\$75K)	35%	24%	25%	43%	23%
Housing					
Median Home Value	\$172,196	\$125,426	\$144,664	\$247,512	\$135,551
Median Year Built	1981	1989	1994	2005	1994
Owner / Renter Occupied	53% / 47%	69% / 30%	80% / 20%	80% / 20%	79% / 21%



# Subject Property

961 S Main St

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Stewart St	S Elizabeth St - E	1,351	2025	0.04 mi
2 South Main Street	E Gressinger St - N	7,369	2025	0.10 mi
3 S Main St	Feliz St - N	8,138	2025	0.15 mi
4 W Adamsville Rd	S Quartz St - W	969	2025	0.21 mi
5 AZ 287;AZ 79 BUS	S Quartz St - W	6,696	2024	0.22 mi
6 AZ 287;AZ 79 BUS	S Main St - S	14,511	2025	0.22 mi
7 S Main St	Virginia St - S	9,623	2025	0.25 mi
8 E Florence Heights Dr	S Main St - W	3,304	2025	0.29 mi
9 Florence Heights Drive	S Park St - SW	2,537	2020	0.35 mi
10 Florence Heights Drive	S PkSt - SW	2,534	2025	0.35 mi

# Income & Spending Demographics

961 S Main St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	1,069		1,970		4,148		4,561	
<\$25,000	199	18.62%	562	28.53%	914	22.03%	1,085	23.79%
\$25,000 - \$50,000	228	21.33%	542	27.51%	1,190	28.69%	1,344	29.47%
\$50,000 - \$75,000	268	25.07%	398	20.20%	988	23.82%	1,090	23.90%
\$75,000 - \$100,000	105	9.82%	172	8.73%	501	12.08%	517	11.34%
\$100,000 - \$125,000	147	13.75%	161	8.17%	225	5.42%	239	5.24%
\$125,000 - \$150,000	50	4.68%	53	2.69%	96	2.31%	129	2.83%
\$150,000 - \$200,000	55	5.14%	64	3.25%	128	3.09%	106	2.32%
\$200,000+	17	1.59%	18	0.91%	106	2.56%	49	1.07%
2024 Avg Household Income	\$70,203		\$54,987		\$61,907		\$56,400	
2024 Med Household Income	\$59,861		\$41,906		\$49,147		\$46,677	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$33.3M		\$55M		\$118.5M		\$125.6M	
Total Apparel	\$2M	5.96%	\$2.9M	5.27%	\$5.5M	4.66%	\$5.8M	4.63%
Women's Apparel	\$603.9K	1.81%	\$892.9K	1.62%	\$1.9M	1.63%	\$2M	1.62%
Men's Apparel	\$550.2K	1.65%	\$827K	1.51%	\$1.4M	1.20%	\$1.5M	1.19%
Girl's Apparel	\$127K	0.38%	\$166.5K	0.30%	\$310K	0.26%	\$318.4K	0.25%
Boy's Apparel	\$100.9K	0.30%	\$127.9K	0.23%	\$228.1K	0.19%	\$227.6K	0.18%
Infant Apparel	\$88.2K	0.26%	\$120.4K	0.22%	\$221.1K	0.19%	\$237K	0.19%
Footwear	\$515.8K	1.55%	\$763.3K	1.39%	\$1.4M	1.19%	\$1.5M	1.20%

Total Entertainment & Hobbies	\$4.9M	14.60%	\$8.6M	15.58%	\$19.7M	16.63%	\$21M	16.69%
Entertainment	\$819.2K	2.46%	\$1.9M	3.43%	\$4M	3.34%	\$4.3M	3.44%
Audio & Visual Equipment/Service	\$1M	3.03%	\$1.7M	3.14%	\$3.9M	3.31%	\$4.2M	3.34%
Reading Materials	\$69.8K	0.21%	\$121.5K	0.22%	\$329.4K	0.28%	\$347.6K	0.28%
Pets, Toys, & Hobbies	\$768.5K	2.31%	\$1.3M	2.35%	\$3.1M	2.62%	\$3.2M	2.58%
Personal Items	\$2.2M	6.60%	\$3.5M	6.43%	\$8.4M	7.08%	\$8.8M	7.04%

Total Food and Alcohol	\$9.9M	29.74%	\$15.6M	28.40%	\$32.7M	27.63%	\$34.7M	27.61%
Food At Home	\$5.7M	17.18%	\$9.1M	16.50%	\$18.6M	15.71%	\$19.9M	15.86%
Food Away From Home	\$3.5M	10.65%	\$5.5M	10.06%	\$12.1M	10.18%	\$12.6M	10.05%
Alcoholic Beverages	\$639K	1.92%	\$1M	1.84%	\$2.1M	1.74%	\$2.1M	1.70%

Total Household	\$4.6M	13.71%	\$8.2M	14.87%	\$19.1M	16.15%	\$20.2M	16.05%
House Maintenance & Repair	\$1M	3.04%	\$2.3M	4.22%	\$5.7M	4.79%	\$6.1M	4.84%
Household Equip & Furnishings	\$1.9M	5.56%	\$3.3M	5.92%	\$7.4M	6.27%	\$7.8M	6.23%
Household Operations	\$1.3M	3.84%	\$2M	3.64%	\$4.6M	3.89%	\$4.8M	3.83%
Housing Costs	\$425.4K	1.28%	\$599.3K	1.09%	\$1.4M	1.21%	\$1.4M	1.14%





# Income & Spending Demographics

961 S Main St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$8.5M</b>	<b>25.49%</b>	<b>\$14.3M</b>	<b>26.00%</b>	<b>\$29.2M</b>	<b>24.69%</b>	<b>\$31.5M</b>	<b>25.09%</b>
Vehicle Purchases	\$4.4M	13.13%	\$7.4M	13.50%	\$14.4M	12.13%	\$15.6M	12.43%
Gasoline	\$2.3M	6.86%	\$3.8M	6.83%	\$8M	6.73%	\$8.6M	6.84%
Vehicle Expenses	\$108.2K	0.32%	\$295.9K	0.54%	\$691.8K	0.58%	\$688.8K	0.55%
Transportation	\$689.8K	2.07%	\$1.1M	2.01%	\$2.5M	2.09%	\$2.6M	2.06%
Automotive Repair & Maintenance	\$1M	3.10%	\$1.7M	3.12%	\$3.7M	3.15%	\$4M	3.21%
<b>Total Health Care</b>	<b>\$1.7M</b>	<b>5.05%</b>	<b>\$2.9M</b>	<b>5.31%</b>	<b>\$7M</b>	<b>5.88%</b>	<b>\$7.4M</b>	<b>5.89%</b>
Medical Services	\$928.9K	2.79%	\$1.6M	2.93%	\$3.8M	3.23%	\$4.1M	3.23%
Prescription Drugs	\$566K	1.70%	\$992.1K	1.81%	\$2.4M	2.01%	\$2.5M	2.02%
Medical Supplies	\$187.4K	0.56%	\$317.3K	0.58%	\$755K	0.64%	\$803K	0.64%
<b>Total Education/Day Care</b>	<b>\$1.8M</b>	<b>5.46%</b>	<b>\$2.5M</b>	<b>4.57%</b>	<b>\$5.2M</b>	<b>4.36%</b>	<b>\$5.1M</b>	<b>4.05%</b>
Education	\$1.2M	3.74%	\$1.7M	3.00%	\$3.1M	2.60%	\$3M	2.39%
Fees & Admissions	\$574.2K	1.72%	\$859.2K	1.56%	\$2.1M	1.76%	\$2.1M	1.66%