



Property Description	
Site :	±2 Acres
Zoning:	Unzoned
Municipal Sewer:	12" on site side of S. Cashua Dr
Municipal Water:	6" on opposite side of S. Cashua Dr
Frontage:	± 550' on Second Loop
Traffic Counts:	26,100 VPD on Second Loop Road 13,100 VPD on S. Cashua Drive
Population:	5 Mile Radius – ± 74,344
	10 Mile Radius – ± 116,422

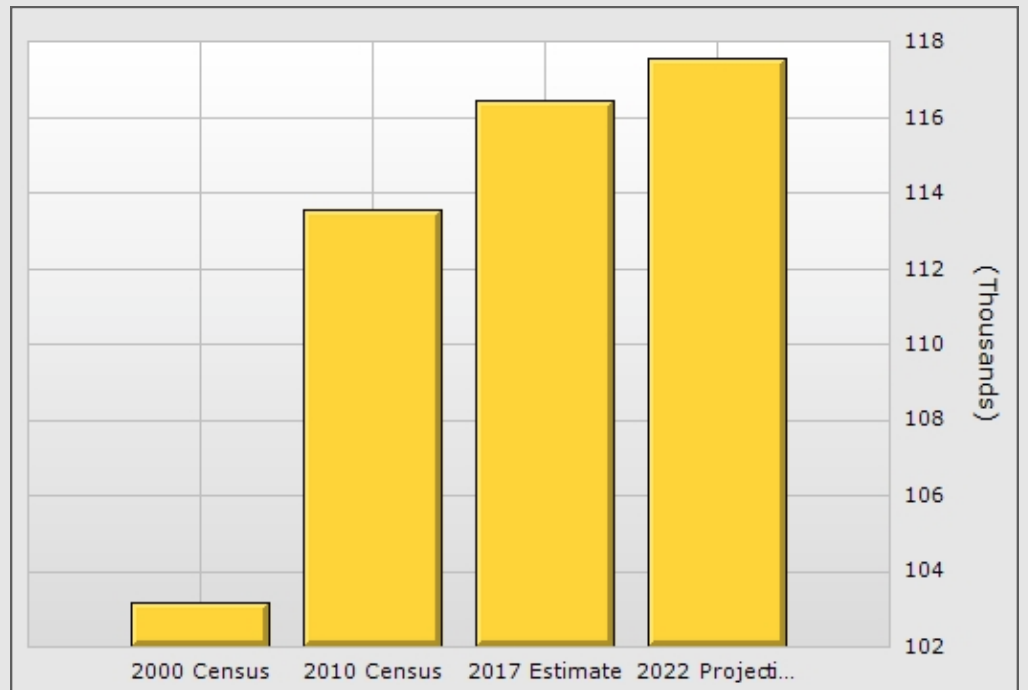
Second Loop Rd. & South Cashua Dr.

Available is the last remaining corner site at Florence’s most heavily travelled commercial intersection, Second Loop Road and S. Cashua Drive. This commercial and commuter corridor is home to a variety of commercial entities including: professional and financial/banking services, medical office facilities, supermarkets, food and beverage and many national and local retail businesses. South Cashua Drive is currently under construction to be converted to a four lane undivided highway that will serve residential and commercial developments to the south and west of the city. This unique ±2 acre development site fronts both Second Loop Road and S. Cashua

Drive and is Available for Lease—\$11,000/Month/Net

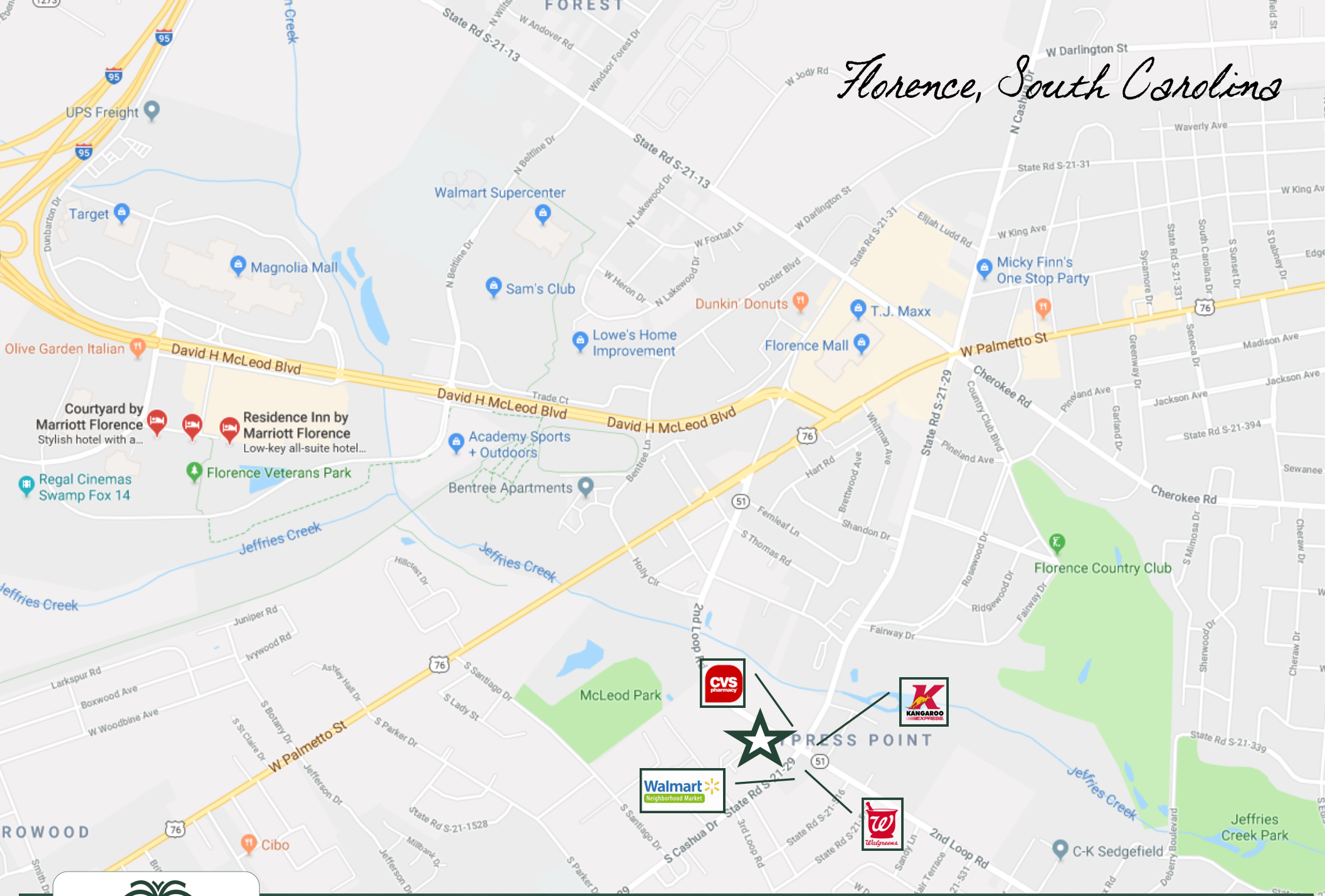
Demographics

	3 Mile	5 Mile	10 Mile
2017 Total Population:	40,100	74,344	116,422
2022 Population:	40,595	75,293	117,539
Pop Growth 2017-2022:	1.23%	1.28%	0.96%
Average Age:	39.30	38.90	39.00
2017 Total Households:	16,690	29,586	45,582
HH Growth 2017-2022:	1.16%	1.26%	0.95%
Median Household Inc:	\$47,325	\$46,759	\$41,673
Avg Household Size:	2.30	2.50	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Median Home Value:	\$163,756	\$155,492	\$138,884
Median Year Built:	1981	1982	1981



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