

**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:

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# LAND FOR SALE OR BUILD TO SUIT 961 S Main St, Florence, AZ

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## OFFERING SUMMARY

Sale Price for Land:	<b>\$250,000</b>
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\*\*\*

Land located along S Main St in Florence positioned across from Florence High School. Potential for a 277' DRIVE THRU. Perfect for a coffee/drink shop, grab and go food user, or a dessert business. Site plan has been approved by the Town of Florence Planning and Zoning Commission as of May 16, 2024.

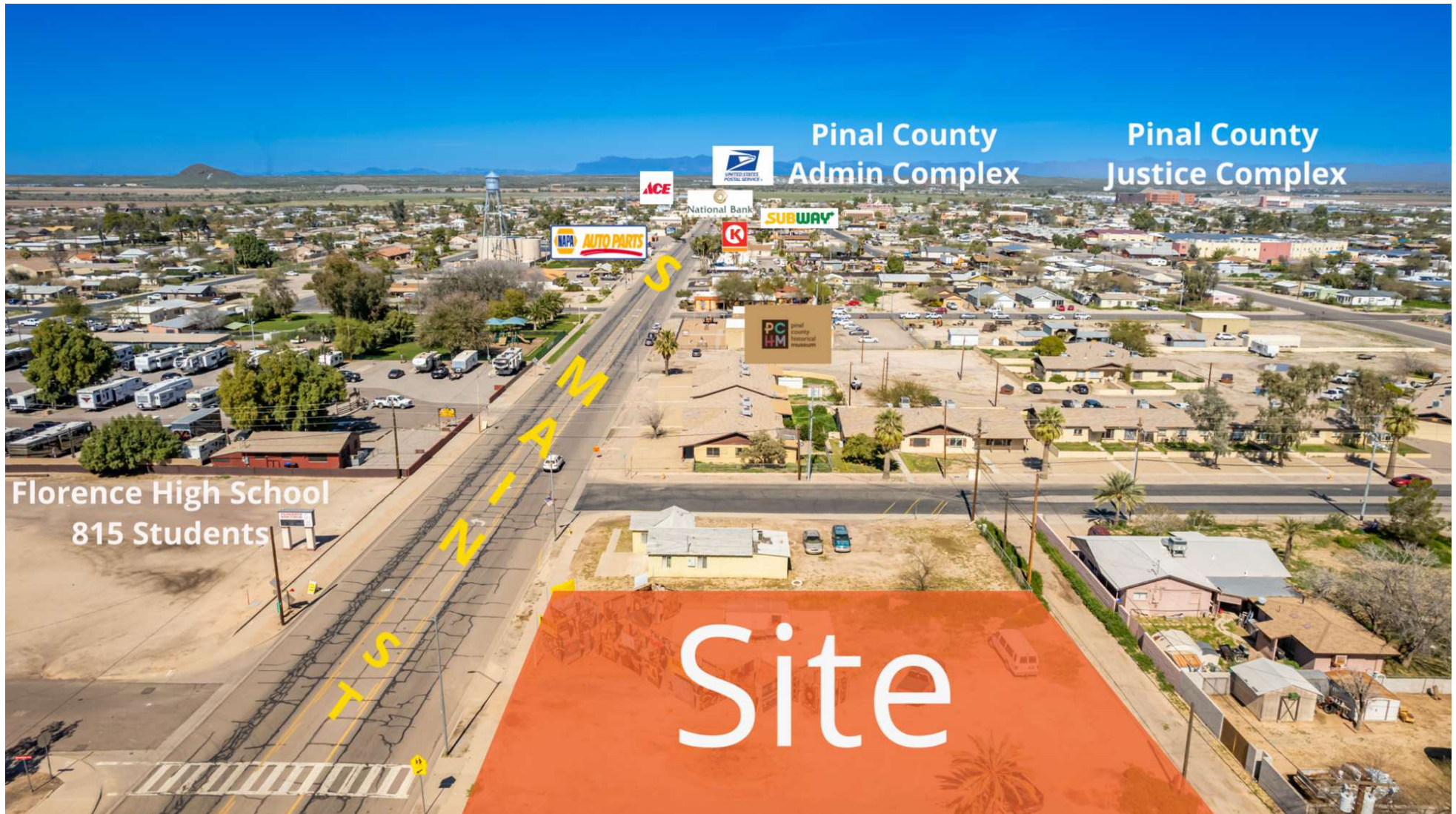
## PROPERTY HIGHLIGHTS

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

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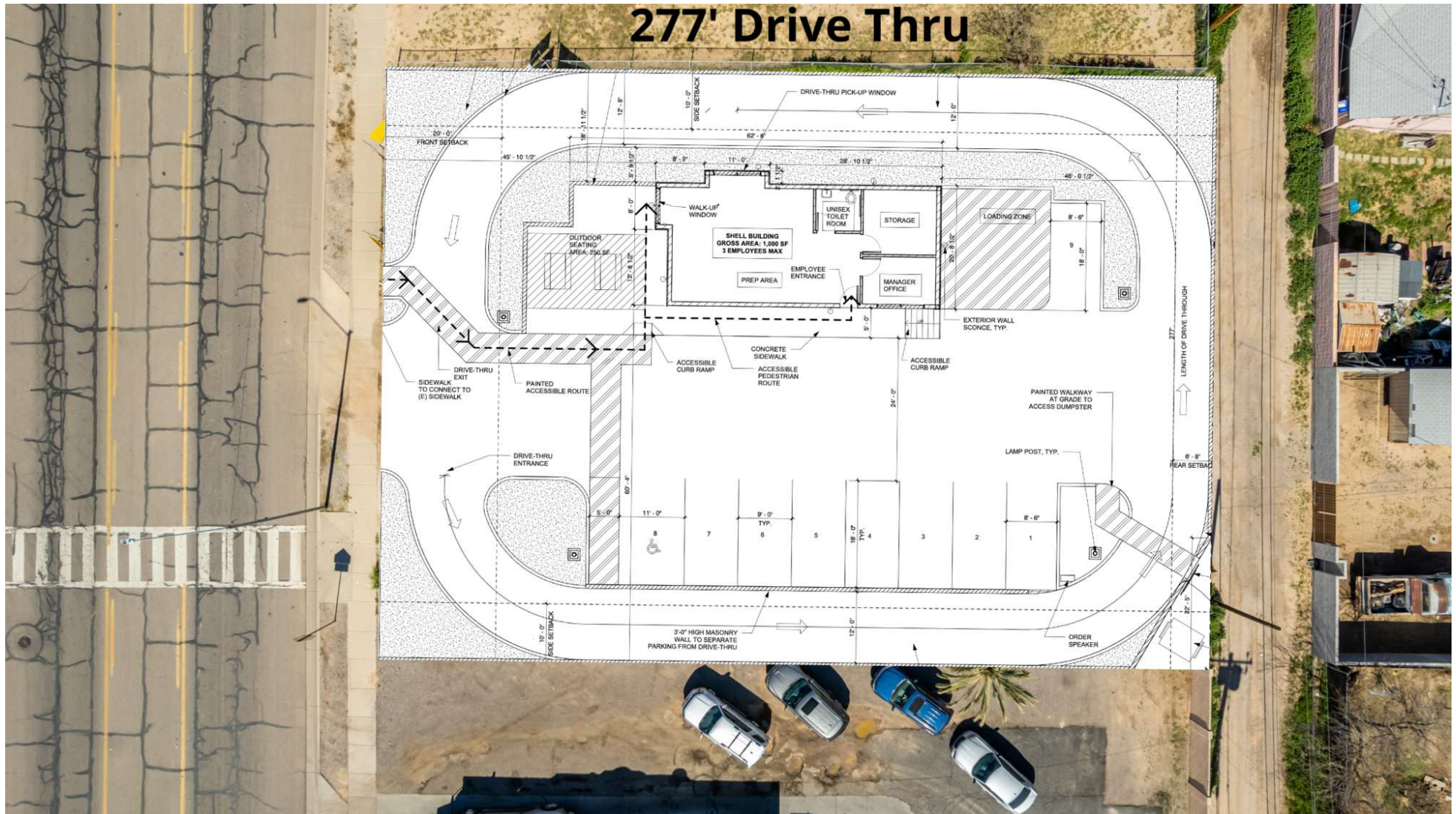
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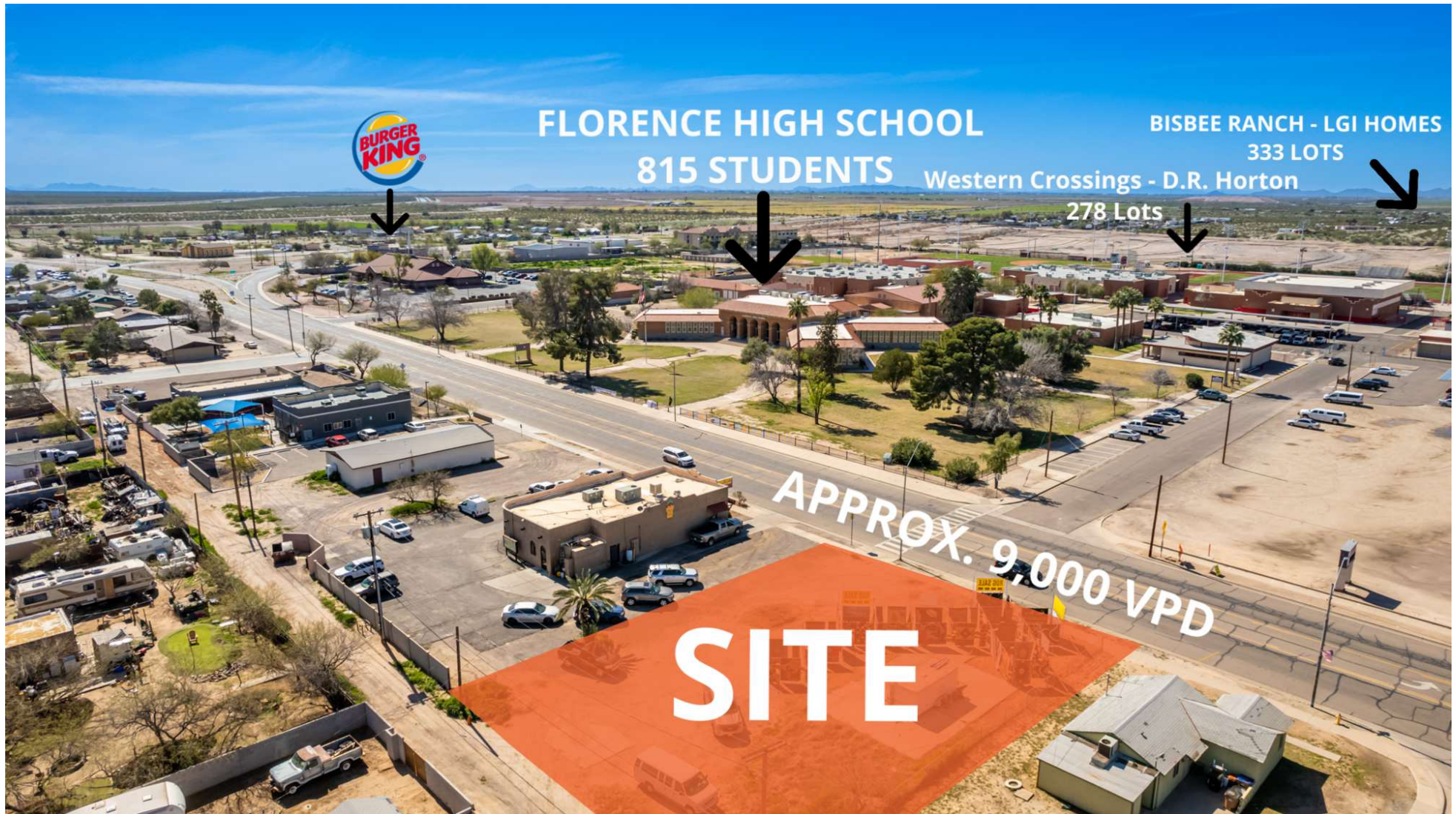
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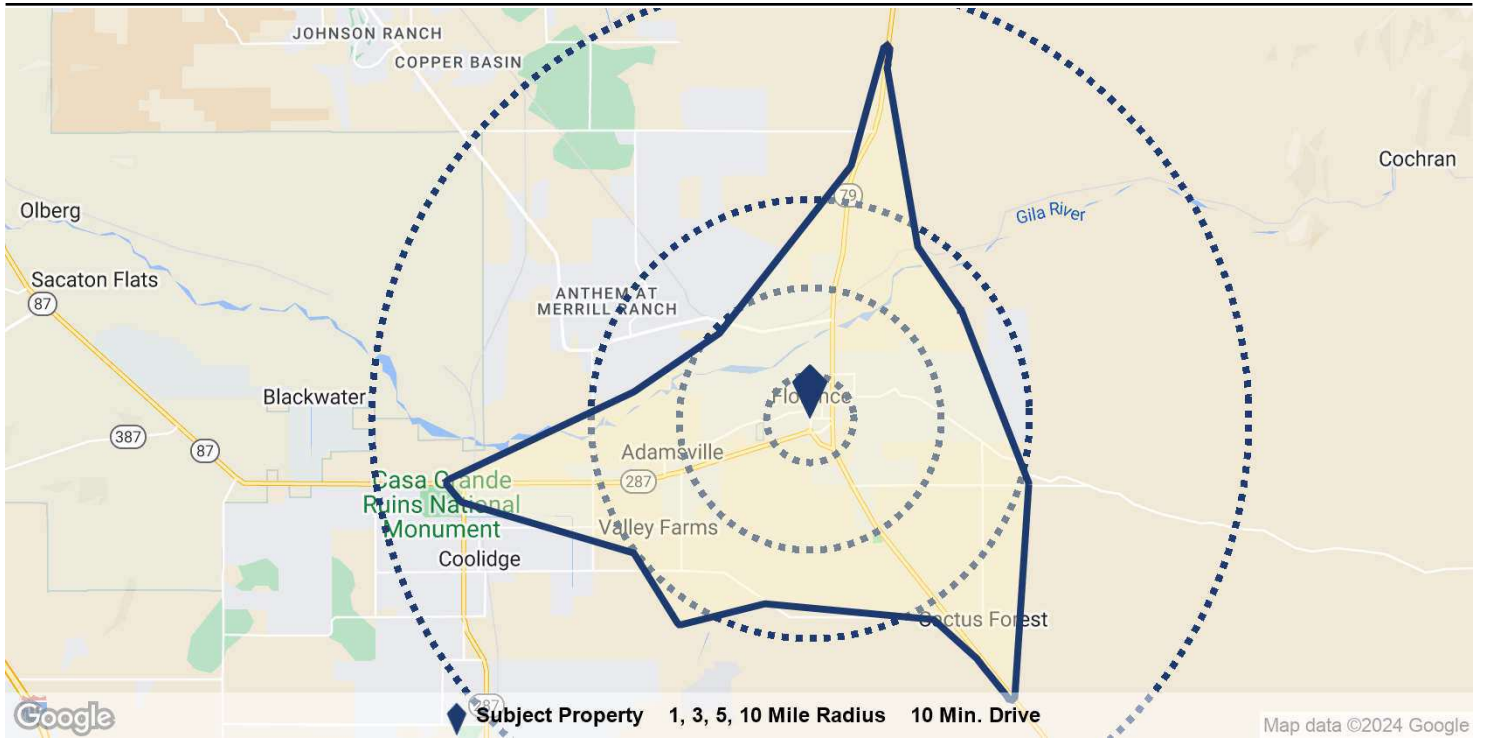
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# Subject Property

941-961 S Main St

## DEMOGRAPHICS



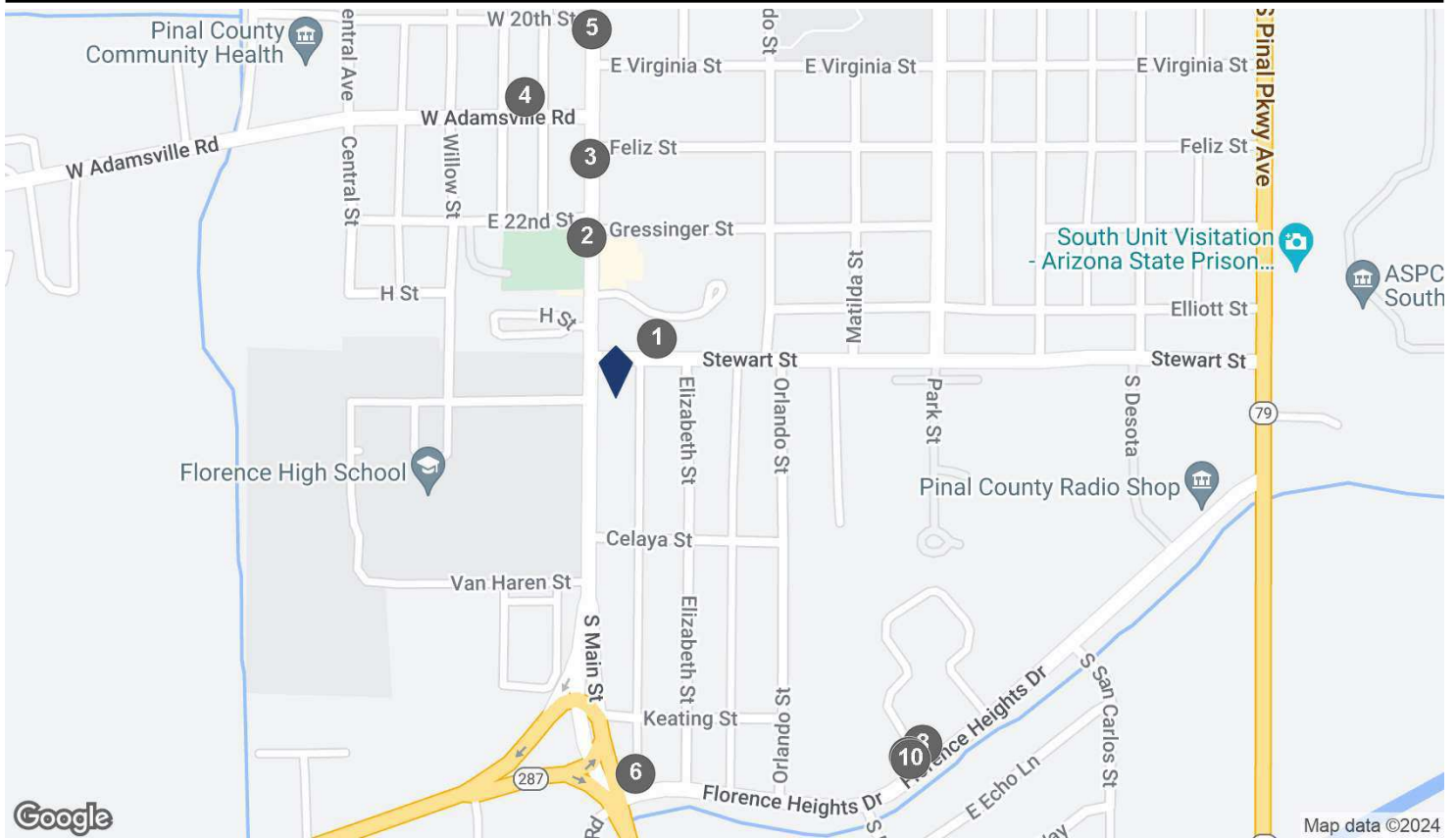
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	3,439	8,022	14,358	47,915	13,422
5 Yr Growth	-5.5%	0.3%	2.5%	4.4%	19.1%
Median Age	45	48	50	43	47
5 Yr Forecast	48	51	52	45	49
White / Black / Hispanic	74% / 8% / 39%	74% / 7% / 32%	78% / 6% / 28%	80% / 7% / 32%	56% / 6% / 35%
5 Yr Forecast	73% / 8% / 38%	74% / 7% / 31%	78% / 6% / 27%	80% / 7% / 31%	58% / 5% / 35%
Employment	5,968	6,722	6,808	10,305	2,429
Buying Power	\$50.5M	\$82.4M	\$179.9M	\$908.2M	\$192M
5 Yr Growth	-6.5%	-0.1%	3.1%	6.5%	27.3%
College Graduates	8.8%	8.7%	10.8%	16.3%	12.5%
<b>Household</b>					
Households	780	1,507	3,240	14,033	4,093
5 Yr Growth	-11.7%	-3.4%	1.5%	4.4%	28.4%
Median Household Income	\$64,767	\$54,674	\$55,528	\$64,717	\$46,916
5 Yr Forecast	\$68,581	\$56,528	\$56,442	\$66,025	\$46,501
Average Household Income	\$71,815	\$64,636	\$67,687	\$81,015	\$56,946
5 Yr Forecast	\$75,089	\$65,815	\$68,685	\$82,716	\$56,763
% High Income (>\$75K)	40%	30%	30%	41%	23%
<b>Housing</b>					
Median Home Value	\$177,940	\$244,047	\$312,066	\$297,022	\$138,440
Median Year Built	1979	1985	1990	2001	1993
Owner / Renter Occupied	57% / 43%	72% / 28%	79% / 21%	76% / 24%	80% / 20%



# Subject Property

941-961 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	1,274	2022	0.04 mi
2 South Main Street	E Gressinger St - N	8,747	2022	0.10 mi
3 S Main St	Feliz St - N	7,587	2022	0.16 mi
4 W Adamsville Rd	S Quartz St - W	916	2022	0.21 mi
5 S Main St	Virginia St - S	8,786	2022	0.25 mi
6 E Florence Heights Dr	S Main St - W	3,099	2022	0.29 mi
7 Florence Heights Drive	S PkSt - SW	2,496	2022	0.35 mi
8 Florence Heights Drive	S Park St - SW	2,537	2020	0.35 mi
9 E Florence Heights Dr	S PkSt - SW	2,085	2022	0.35 mi
10 E Florence Heights Dr	S Park St - SW	2,432	2018	0.35 mi



# Income & Spending Demographics

941-961 S Main St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2023 Households by HH Income</b>	<b>781</b>		<b>1,509</b>		<b>3,238</b>		<b>4,093</b>	
<\$25,000	163	20.87%	276	18.29%	484	14.95%	974	23.80%
\$25,000 - \$50,000	147	18.82%	421	27.90%	973	30.05%	1,205	29.44%
\$50,000 - \$75,000	161	20.61%	361	23.92%	803	24.80%	972	23.75%
\$75,000 - \$100,000	64	8.19%	109	7.22%	240	7.41%	462	11.29%
\$100,000 - \$125,000	129	16.52%	158	10.47%	303	9.36%	216	5.28%
\$125,000 - \$150,000	94	12.04%	158	10.47%	320	9.88%	115	2.81%
\$150,000 - \$200,000	15	1.92%	18	1.19%	85	2.63%	100	2.44%
\$200,000+	8	1.02%	8	0.53%	30	0.93%	50	1.22%
<b>2023 Avg Household Income</b>	<b>\$71,815</b>		<b>\$64,636</b>		<b>\$67,687</b>		<b>\$56,946</b>	
<b>2023 Med Household Income</b>	<b>\$64,767</b>		<b>\$54,674</b>		<b>\$55,528</b>		<b>\$46,916</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$23.3M</b>		<b>\$45.7M</b>		<b>\$100.9M</b>		<b>\$114M</b>	
<b>Total Apparel</b>	<b>\$1.4M</b>	<b>5.86%</b>	<b>\$2.6M</b>	<b>5.64%</b>	<b>\$5.2M</b>	<b>5.14%</b>	<b>\$5.2M</b>	<b>4.59%</b>
Women's Apparel	\$447.9K	1.92%	\$790.7K	1.73%	\$1.7M	1.71%	\$1.8M	1.61%
Men's Apparel	\$360K	1.55%	\$779.3K	1.70%	\$1.4M	1.43%	\$1.4M	1.20%
Girl's Apparel	\$86K	0.37%	\$132.2K	0.29%	\$270.4K	0.27%	\$279.3K	0.25%
Boy's Apparel	\$65.5K	0.28%	\$100.2K	0.22%	\$204.9K	0.20%	\$205.6K	0.18%
Infant Apparel	\$59.3K	0.25%	\$93K	0.20%	\$188.2K	0.19%	\$206.9K	0.18%
Footwear	\$346.6K	1.49%	\$684.8K	1.50%	\$1.3M	1.34%	\$1.3M	1.18%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$3.5M</b>	<b>14.98%</b>	<b>\$7.5M</b>	<b>16.34%</b>	<b>\$17M</b>	<b>16.89%</b>	<b>\$19.1M</b>	<b>16.75%</b>
Entertainment	\$587.8K	2.52%	\$1.3M	2.77%	\$3.2M	3.20%	\$3.9M	3.40%
Audio & Visual Equipment/Service	\$736.8K	3.16%	\$1.5M	3.17%	\$3.3M	3.22%	\$3.8M	3.31%
Reading Materials	\$54.6K	0.23%	\$121.9K	0.27%	\$287.9K	0.29%	\$323K	0.28%
Pets, Toys, & Hobbies	\$568.8K	2.44%	\$1.1M	2.48%	\$2.6M	2.58%	\$3M	2.61%
Personal Items	\$1.5M	6.62%	\$3.5M	7.65%	\$7.7M	7.60%	\$8.2M	7.15%

<b>Total Food and Alcohol</b>	<b>\$7M</b>	<b>29.86%</b>	<b>\$13.6M</b>	<b>29.72%</b>	<b>\$28.7M</b>	<b>28.43%</b>	<b>\$31.4M</b>	<b>27.57%</b>
Food At Home	\$3.9M	16.89%	\$8M	17.48%	\$16.6M	16.45%	\$18M	15.78%
Food Away From Home	\$2.6M	11.04%	\$4.7M	10.31%	\$10.3M	10.18%	\$11.5M	10.06%
Alcoholic Beverages	\$450.1K	1.93%	\$879.6K	1.92%	\$1.8M	1.80%	\$2M	1.73%

<b>Total Household</b>	<b>\$3.4M</b>	<b>14.57%</b>	<b>\$6.8M</b>	<b>14.89%</b>	<b>\$15.6M</b>	<b>15.49%</b>	<b>\$18.4M</b>	<b>16.17%</b>
House Maintenance & Repair	\$768.4K	3.30%	\$1.8M	3.96%	\$4.3M	4.24%	\$5.5M	4.85%
Household Equip & Furnishings	\$1.4M	5.84%	\$2.7M	5.93%	\$6.2M	6.18%	\$7.1M	6.24%
Household Operations	\$937.8K	4.03%	\$1.7M	3.73%	\$3.8M	3.81%	\$4.4M	3.89%
Housing Costs	\$327.8K	1.41%	\$584.6K	1.28%	\$1.3M	1.27%	\$1.4M	1.19%





# Income & Spending Demographics

941-961 S Main St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$5.5M</b>	<b>23.79%</b>	<b>\$10.1M</b>	<b>22.03%</b>	<b>\$23.2M</b>	<b>23.02%</b>	<b>\$28.2M</b>	<b>24.75%</b>
Vehicle Purchases	\$2.6M	11.28%	\$4.6M	9.98%	\$10.9M	10.79%	\$13.9M	12.17%
Gasoline	\$1.6M	6.72%	\$2.9M	6.36%	\$6.5M	6.45%	\$7.7M	6.76%
Vehicle Expenses	\$126.4K	0.54%	\$246.2K	0.54%	\$542.9K	0.54%	\$636.4K	0.56%
Transportation	\$515.1K	2.21%	\$989K	2.16%	\$2.2M	2.17%	\$2.4M	2.07%
Automotive Repair & Maintenance	\$706.6K	3.03%	\$1.4M	2.99%	\$3.1M	3.06%	\$3.6M	3.19%
<b>Total Health Care</b>	<b>\$1.2M</b>	<b>5.28%</b>	<b>\$2.8M</b>	<b>6.12%</b>	<b>\$6.2M</b>	<b>6.15%</b>	<b>\$6.8M</b>	<b>6.00%</b>
Medical Services	\$686.6K	2.95%	\$1.5M	3.23%	\$3.3M	3.29%	\$3.7M	3.27%
Prescription Drugs	\$403.1K	1.73%	\$1M	2.19%	\$2.2M	2.17%	\$2.4M	2.07%
Medical Supplies	\$139.9K	0.60%	\$317.2K	0.69%	\$695.5K	0.69%	\$742.7K	0.65%
<b>Total Education/Day Care</b>	<b>\$1.3M</b>	<b>5.66%</b>	<b>\$2.4M</b>	<b>5.25%</b>	<b>\$4.9M</b>	<b>4.89%</b>	<b>\$4.8M</b>	<b>4.17%</b>
Education	\$887.1K	3.81%	\$1.6M	3.55%	\$3.1M	3.12%	\$2.8M	2.45%
Fees & Admissions	\$432.5K	1.86%	\$776.2K	1.70%	\$1.8M	1.77%	\$2M	1.72%

