

GROUND LEASE, BTS OR PADS FOR SALE

East of NEC Florence Blvd & Hennes Rd
Casa Grande, Arizona



AVAILABLE

- ± 10.19 acres of vacant land (all or part for Sale)
- Flexible inline shops space available
- Free-standing drive-thru PADs for Sale or Ground Lease

HIGHLIGHTS

- Proposed Commerical Site with all off-site in place
- Extensive housing growth within trade area and surrounding area
- Located just West of I-10 on Florence Blvd, the main street in town
- Great monument signage and frontage along Florence Blvd with 38,388 vehicles per day
- Zoning: B-2

CONTACT

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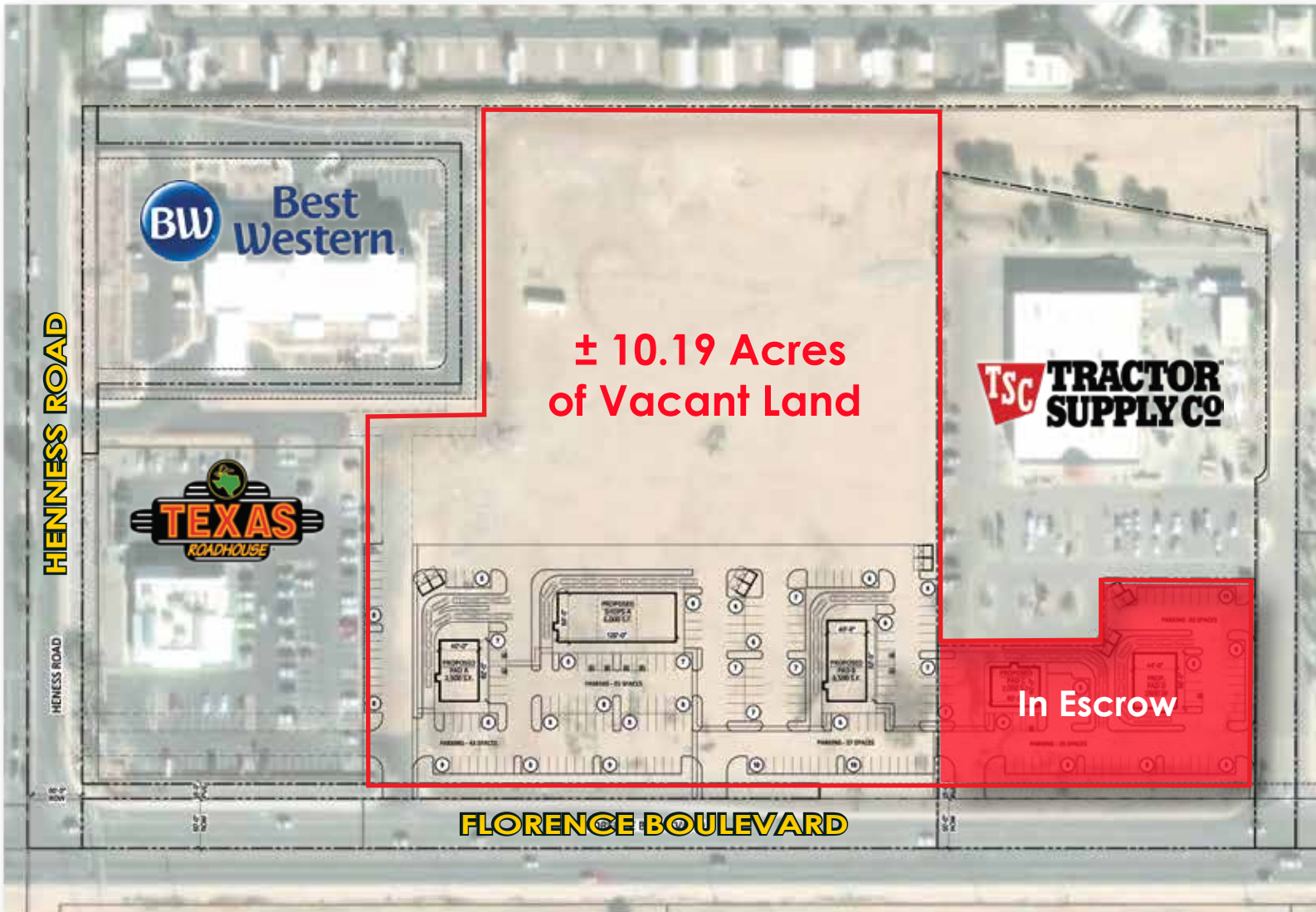
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SITE PLAN



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FLORENCE BOULEVARD RETAIL CORRIDOR



DEMOGRAPHICS 2022

Source: SITES USA, Inc.

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
Estimated Population	4,341	35,368	56,490
Average HH Income	\$69,206	\$101,919	\$91,279
Households	2,152	13,411	21,308
Daytime Demographics (16 yrs or Over)	5,790	23,045	34,420

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