

FREESTANDING RETAIL BLDG IN HEART OF DOWNTOWN FLORENCE
2,613 SF ON 0.36 ACRES FOR LEASE/SALE



SALE PRICE: \$480,000 (\$183 PSF)
LEASE RATE: \$14.00 PSF + NNN

105 SOUTH MAIN STREET
FLORENCE, ARIZONA 85132

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225

Phoenix, Arizona 85016

602.313.1000 • citywidecre.com

citywide
COMMERCIAL REAL ESTATE



FOR SALE & FOR LEASE

2,613 SF FREESTANDING RETAIL

PROPERTY DETAILS

2,613 Square Feet on 0.36 Acres

B-2 Zoning

Centrally Located with Strong Visibility

Former Convenience Store

Hundreds of New Homes Coming to the Area

Ample Parking

Close Proximity to Florence High School & Downtown Florence



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	38.8	39.3	39.4
POPULATION:	8,274	13,809	22,354
AVERAGE HH INCOME:	\$78,053	\$68,426	\$88,845

TRAFFIC COUNTS

E BUTTE AVE:	10,079
S MAIN ST:	9,500

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.



PROPERTY PHOTOS

FOR SALE & FOR LEASE

2,613 SF FREESTANDING RETAIL



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

citywide
COMMERCIAL REAL ESTATE

RETAIL MAP

FOR SALE & FOR LEASE

2,613 SF FREESTANDING RETAIL



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

citywide
COMMERCIAL REAL ESTATE