

**GROUND LEASE OR BTS AVAILABLE | LAND**

# VACANT PAD | DOWNTOWN FLORENCE

941 & 961 S Main St, Florence, AZ 85132

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com

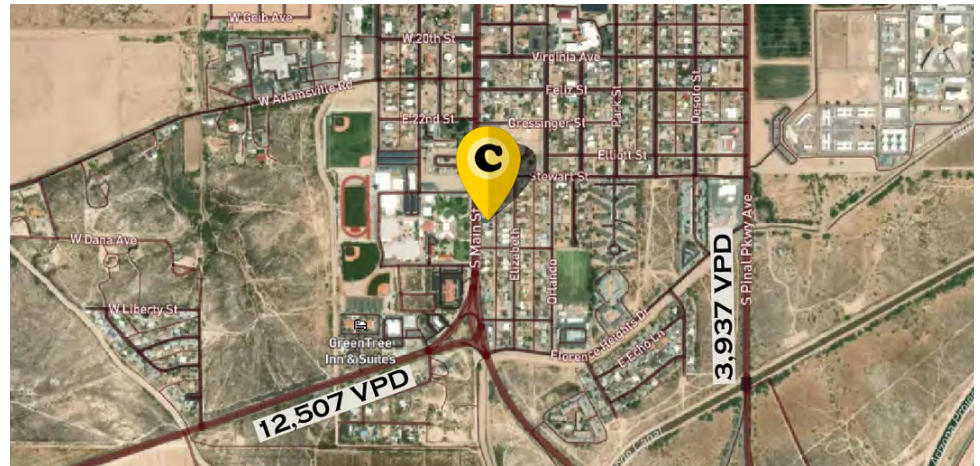


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## PROPERTY SUMMARY

Available SF:	0.34 Acres
Lease Rate:	Call For Pricing
Lots Size:	.34 AC
APN #:	202-04-035-0 & 202-04-036-0
Zoning:	B-1 (Neighborhood Business)
Cross Streets:	Main & Stewart St

## PROPERTY OVERVIEW

.34 AC vacant PAD for ground lease or build-to-suit, consisting of 2 nice level lots with B-1 zoning.

## LOCATION OVERVIEW

PAD is located on Main St within the business district and historic part of town of Florence, AZ. Found near the SEC of Main & Stewart St, next to Jalapeños Restaurant and across the street from Florence High School. Easy access with less than a quarter of a mile from Florence-Coolidge Hwy/AZ-287 & Hwy 79 Junction, and AZ-287 turning into Main St.

## PROPERTY HIGHLIGHTS

- Vacant land for ground lease or build-to-suit
- B1-Neighborhood business zoning
- Business district location
- Town of Florence is a full-service municipality



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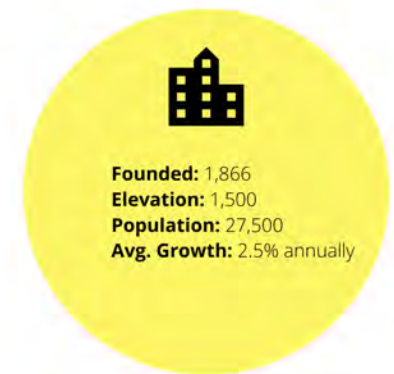
## TOWN OVERVIEW

Florence is a town, 61 miles southeast of Phoenix, in Pinal County, Arizona, United States. Florence is the county seat of Pinal County and one of the oldest towns in that county. It is regarded as a National Historic District with over 25 buildings listed on the National Register of Historic Places.

This town has a steadily increasing population and has built over 200 new homes annually over the past few years. The year-round population of Florence is approximately 27,500, with thousands of additional visitors spending their winters in Florence.

The town is a full-service municipality providing police, fire, library, senior center, parks, planning and land use, water, sewer, and many other services to the community.

For more information about the town, please visit: [www.florenceaz.gov/town-history](http://www.florenceaz.gov/town-history)



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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,846	14,516	33,018
Average Age	32.6	34.7	34.9
Average Age (Male)	36.6	35.7	35.4
Average Age (Female)	30.0	37.3	39.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	477	2,359	7,344
# of Persons per HH	3.9	6.2	4.5
Average HH Income	\$48,313	\$50,532	\$51,970
Average House Value	\$123,513	\$124,769	\$121,091

\* Demographic data derived from 2010 US Census

