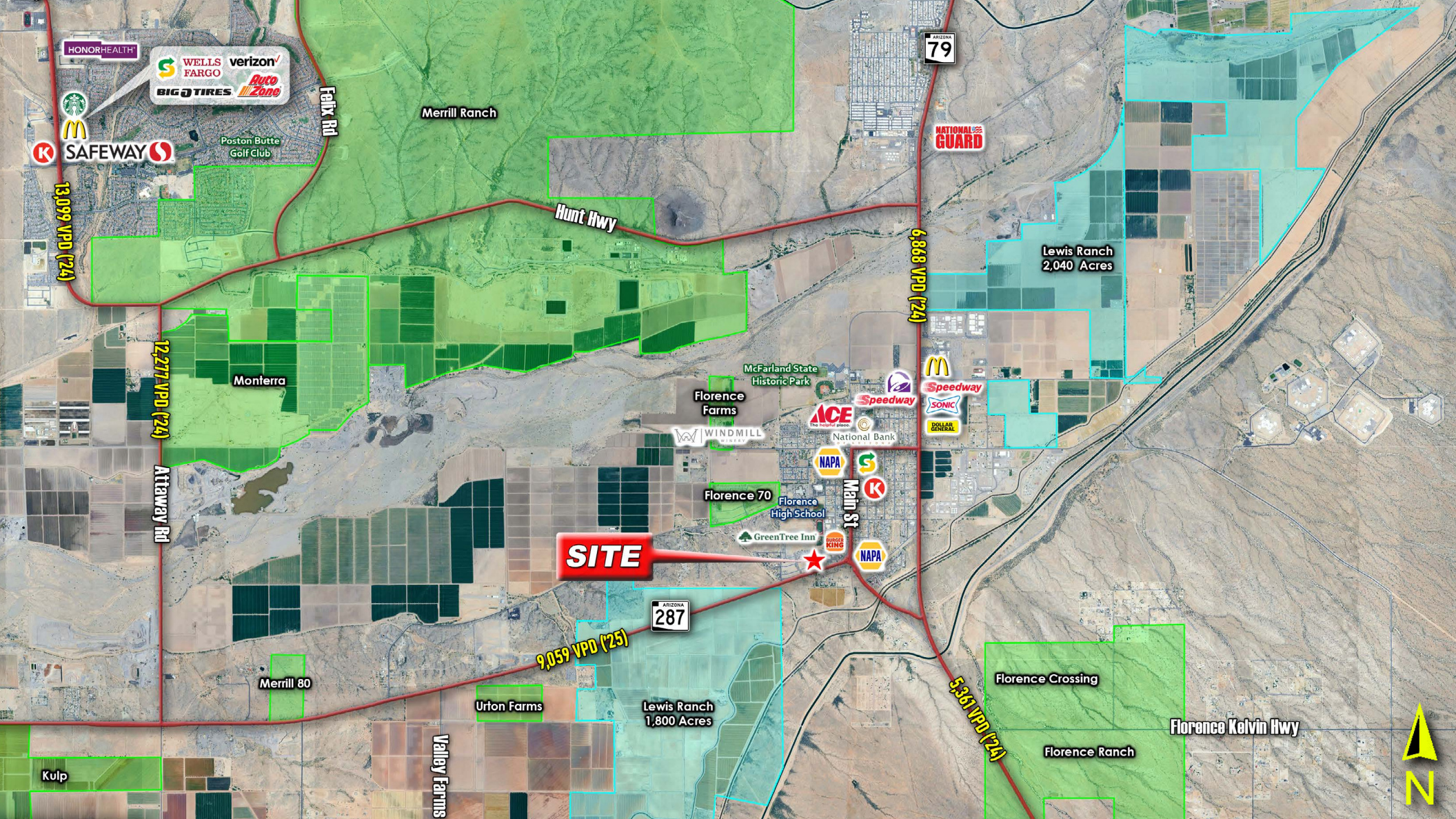




HIGH VISIBILITY FLORENCE RETAIL PAD

270 AZ-287 | FLORENCE, AZ 85132

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PROPERTY HIGHLIGHTS

- ±35,000 SF Retail Pad with excellent access.
- Prime Highway 287 frontage with excellent visibility along Florence's primary commercial corridor, connecting the town to Coolidge, Casa Grande, and the greater Pinal County market.
- Adjacent to major community drivers, including Florence High School with over 850 students, downtown Florence, government offices, and healthcare services that generate consistent daily traffic.
- Surrounded by significant residential growth, including DR Horton and Century Communities' Western Crossing to the west, as well as Anthem at Merrill Ranch and numerous expanding neighborhoods, driving long-term demand for retail and service users.
- Located near established national and regional retailers, restaurants, and service providers, positioning the property within Florence's primary shopping and business district.
- Zoned B-2

2025 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **21,922**

DAYTIME POPULATION **14,945**

TRAFFIC COUNTS

HIGHWAY 287 **9,059 VPD**

(ADOT '25)

HIGHWAY 79 **6,868 VPD**

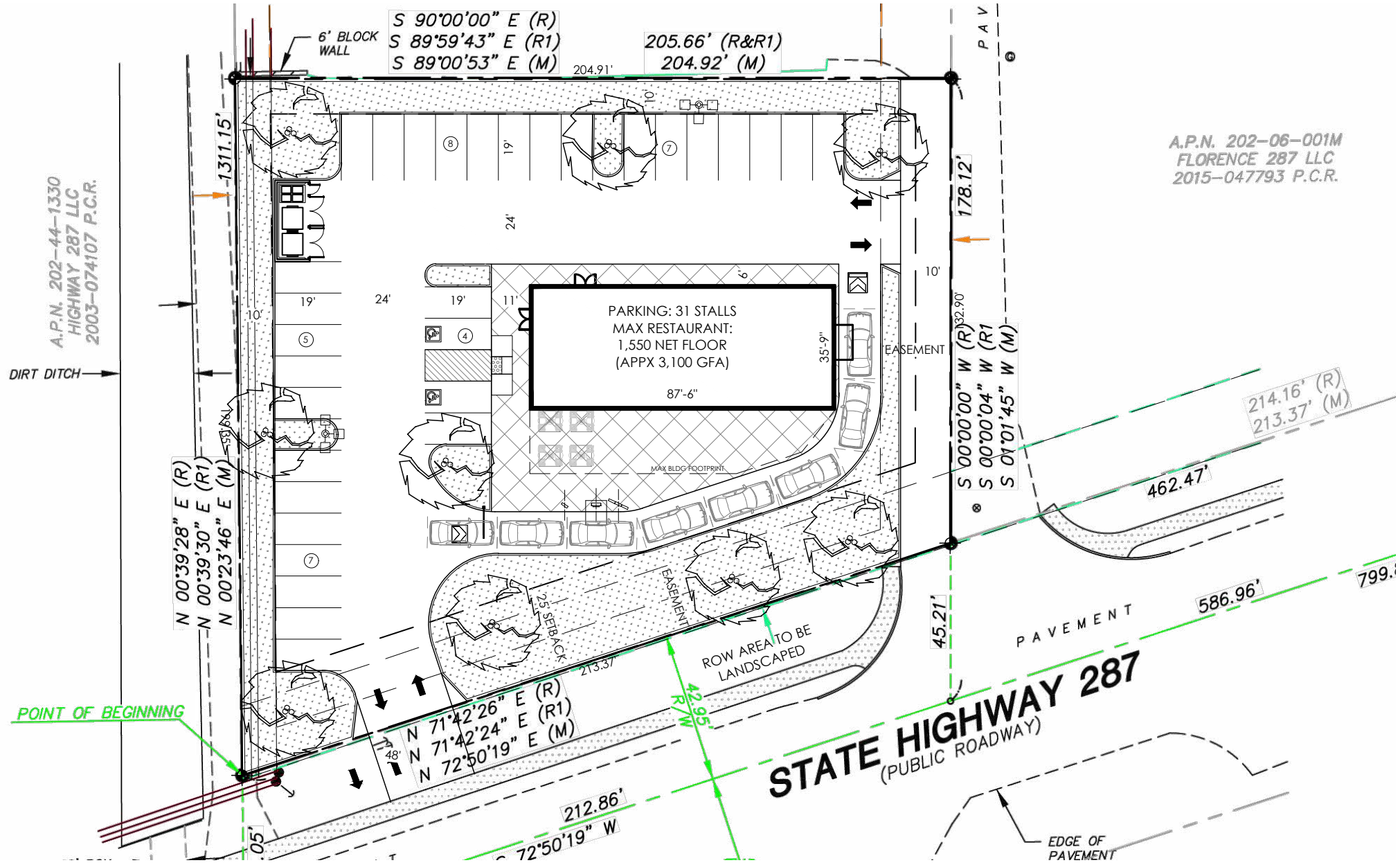
(ADOT '25)

HIGH VISIBILITY FLORENCE RETAIL PAD

270 AZ-287 | **FLORENCE, AZ 85132**



SITE PLAN



HIGH VISIBILITY FLORENCE RETAIL PAD

270 AZ-287 | **FLORENCE, AZ 85132**

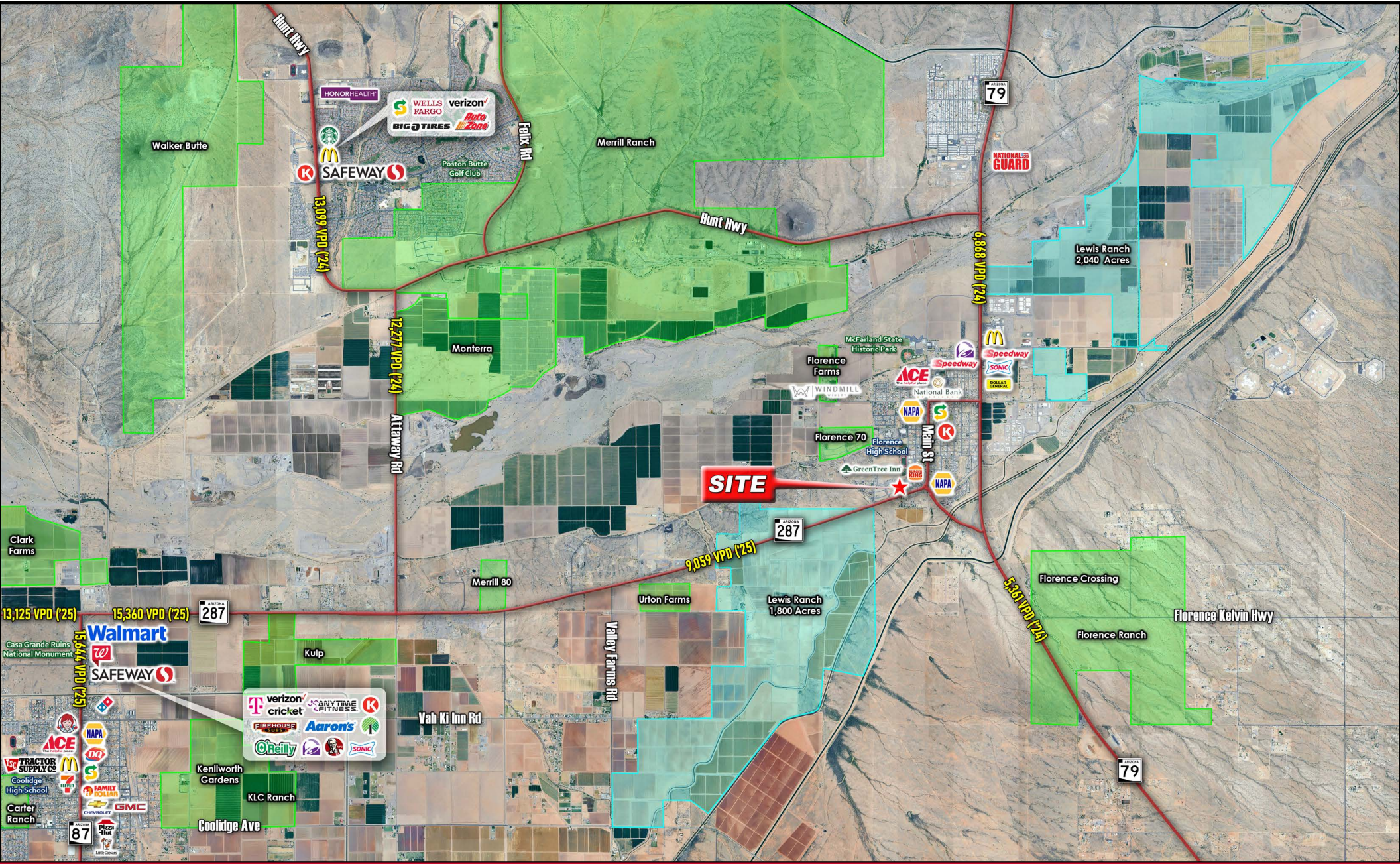
INTERSECTION AERIAL



HIGH VISIBILITY FLORENCE RETAIL PAD

270 AZ-287 | **FLORENCE, AZ 85132**

RETAIL AERIAL



HIGH VISIBILITY FLORENCE RETAIL PAD

270 AZ-287 | **FLORENCE, AZ 85132**

DEMOGRAPHIC SNAPSHOT



1 MILE
3 MILE
5 MILE

2025 TOTAL POPULATION

2,921
12,666
21,922

2030 TOTAL POPULATION

3,461
13,294
22,956



1 MILE
3 MILE
5 MILE

AVERAGE HH INCOME

\$79,082
\$75,841
\$76,787

MEDIAN HH INCOME

\$72,912
\$66,333
\$60,848



1 MILE
3 MILE
5 MILE

DAYTIME WORKERS

1,467
4,979
9,407

DAYTIME RESIDENTS

1,726
2,619
5,538



1 MILE
3 MILE
5 MILE

2025 HOUSEHOLDS

1,116
1,647
3,497

2030 HOUSEHOLDS

1,336
1,912
3,955



1 MILE
3 MILE
5 MILE

OWNER OCCUPIED HOUSING

59.11%
62.4%
77.6%

RENTER OCCUPIED HOUSING

40.9%
37.6%
22.4%



1 MILE
3 MILE
5 MILE

2025 MEDIAN AGE

35.0
37.7
39.2

2030 MEDIAN AGE

35.9
37.8
39.3

HIGH VISIBILITY FLORENCE RETAIL PAD

270 AZ-287 | **FLORENCE, AZ 85132**

