



### Property Description

Self storage property situated on 6.8 acres along SR 79, offering excellent visibility and direct access to numerous recreational uses. The site is zoned B-2 (Highway Business Commercial) and located in a growing corridor, providing strong redevelopment potential. The facility features single-story, drive-up self storage units, complemented by a well-balanced mix of covered and open parking spaces ideal for recreational vehicles and equipment. With plenty of unused land available, there is ample opportunity to expand or upgrade the existing storage buildings. Demand for storage remains high across Arizona, fueled by recreational, business, and household needs.

### Location Description

Florence, AZ and the surrounding area offers a vibrant mix of commercial and recreational opportunities. Investors can leverage the area's growing economic potential and strategic placement between Phoenix and Tucson. Florence Main Street District offers a charming blend of local shops, dining, and the renowned McFarland State Historic Park. The region provides easy access to the scenic Sonoran Desert, Casa Grande Ruins National Monument, and the adventurous trails of Box Canyon.

### Offering Summary

Sale Price:	\$2,000,000
Lot Size:	6.8 Acres
Combined Building Size:	13,620 SF
Self-Storage Units:	28
RV/Storage Spaces (various: undercover-concrete slab-gravel):	191
Guard Parking Spaces (as of Mar. 2025):	167
Storage Building:	24' x 60'
Modular 2 Bed 2 Bath Residence (1,152 SF):	Leased
Outdoor Tour Operator and Off-Road Vehicle Rental Group:	2 Portions Leased



**Hani Aldulaimi**

Keller Williams Realty Phoenix  
 O: 480.900.8484 | C: 480.900.8484  
 info@kwcommercial.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RV AND SELF-STORAGE FACILITY FOR SALE | 3110 N. Pinal Parkway Ave., Florence, Arizona - Seller Financing Option



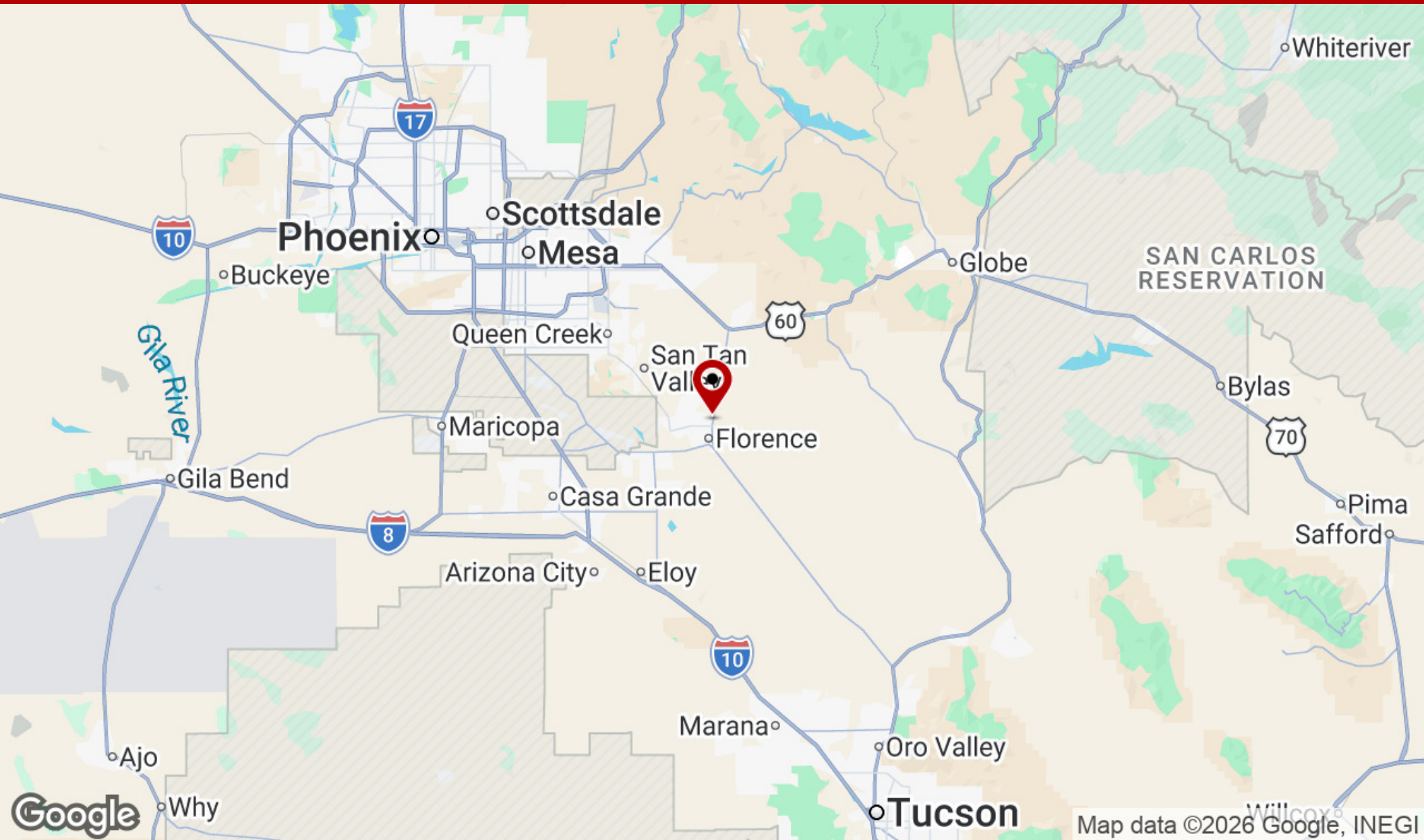
**Hani Aldulaimi**

Keller Williams Realty Phoenix  
O: 480.900.8484 | C: 480.900.8484  
info@kwcommercial.com

Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KW Commercial | 2077 East Warner Road, #110, Tempe, AZ 85284 | kwcommercial.com



**Hani Aldulaimi**

Keller Williams Realty Phoenix  
O: 480.900.8484 | C: 480.900.8484  
info@kwcommercial.com

Each Office Independently  
Owned and Operated

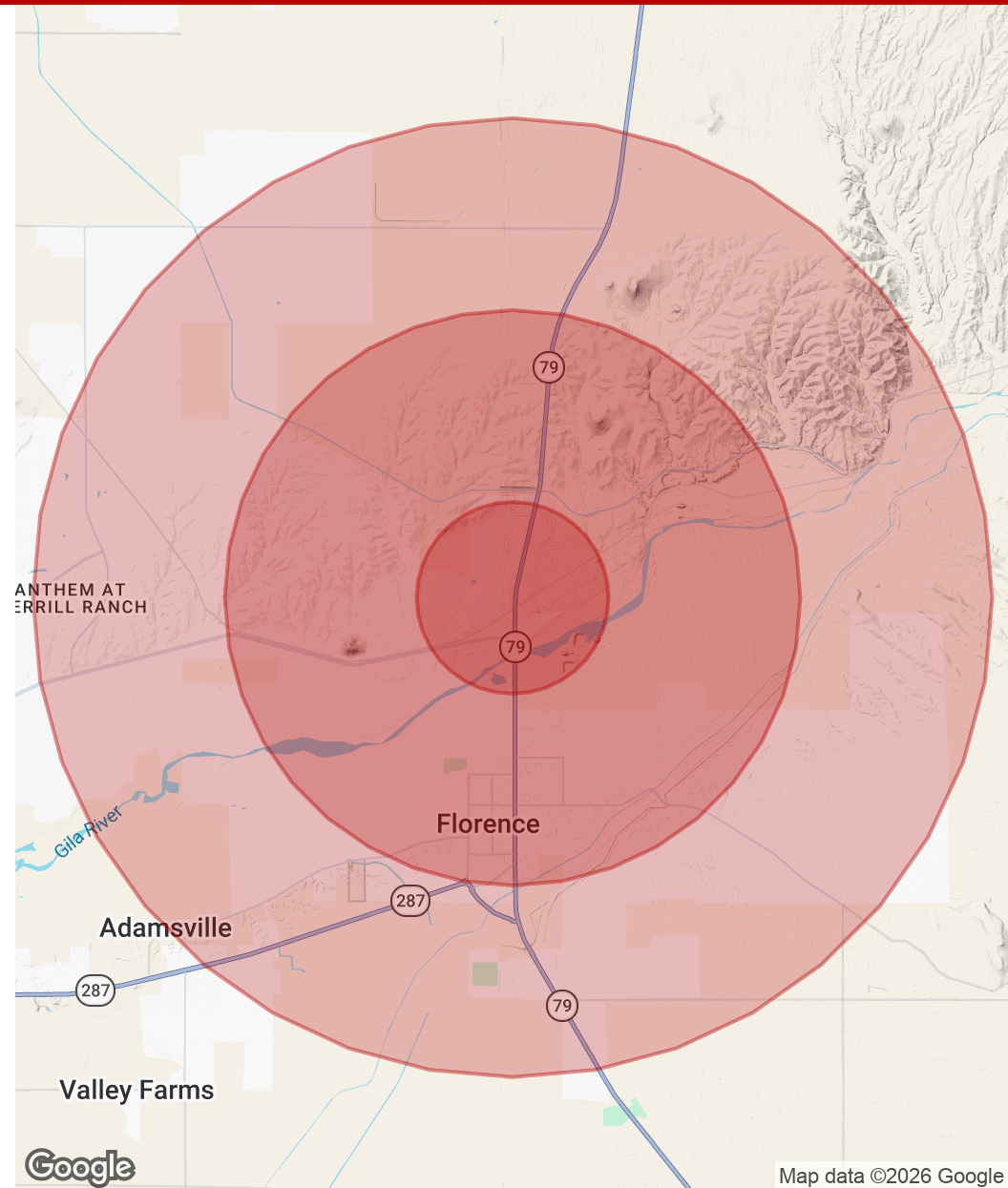
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	3,385	10,761	15,285
Average Age	60.4	48.3	47.4
Average Age (Male)	53.6	45.2	45.0
Average Age (Female)	69.8	56.6	52.6

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,858	3,029	4,464
# of Persons per HH	1.6	2.0	2.2
Average HH Income	\$39,810	\$49,781	\$68,549
Average House Value	\$84,135	\$96,974	\$171,894

\*\*\*Demographic data derived from 2025 CoStar estimates



Map data ©2026 Google



**Hani Aldulaimi**

Keller Williams Realty Phoenix  
 O: 480.900.8484 | C: 480.900.8484  
 info@kwci.com

Each Office Independently  
 Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.