

◆ FREESTANDING +/-7,852 SF BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

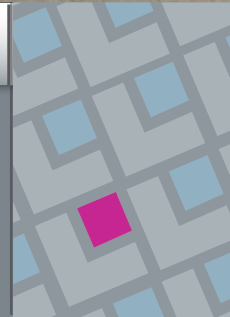
DEMOGRAPHICS

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FREESTANDING BUILDING

120 W Highway 287

Florence, Arizona



◆ +/-7,852 SF FREESTANDING BUILDING FOR LEASE IN FLORENCE!

Property Highlights

- Full Rehab Completed
- Free-standing Building
- Lot Size: 1.79 Acres
- Building Size: +/-7,852 SF
- Year Built: 2000
- Lease Rate: \$7.50 / PSF NNN

Traffic Counts

Highway 287 8,004 CPD
Main Street 8,457 CPD

Total 16,461 CPD

Demographics	3 mi	5 mi	10 mi
Estimated Population	14,728	98,763	243,071
Estimated Households	6,145	40,076	95,981
Med Household Income	\$58,823	\$60,843	\$64,769
Daytime Population	4,197	29,554	61,888

Source: SitesUSA

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**Florence
High School
785 Students**

Main St

8,457 CPD

Church

SUBJECT

GreenTree Inn & Suites

**SUN LIFE FAMILY
HEALTH CENTER**



**FRESENIUS
MEDICAL CARE**

8,004 CPD

287

287

3,166 CPD

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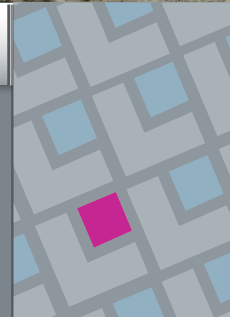
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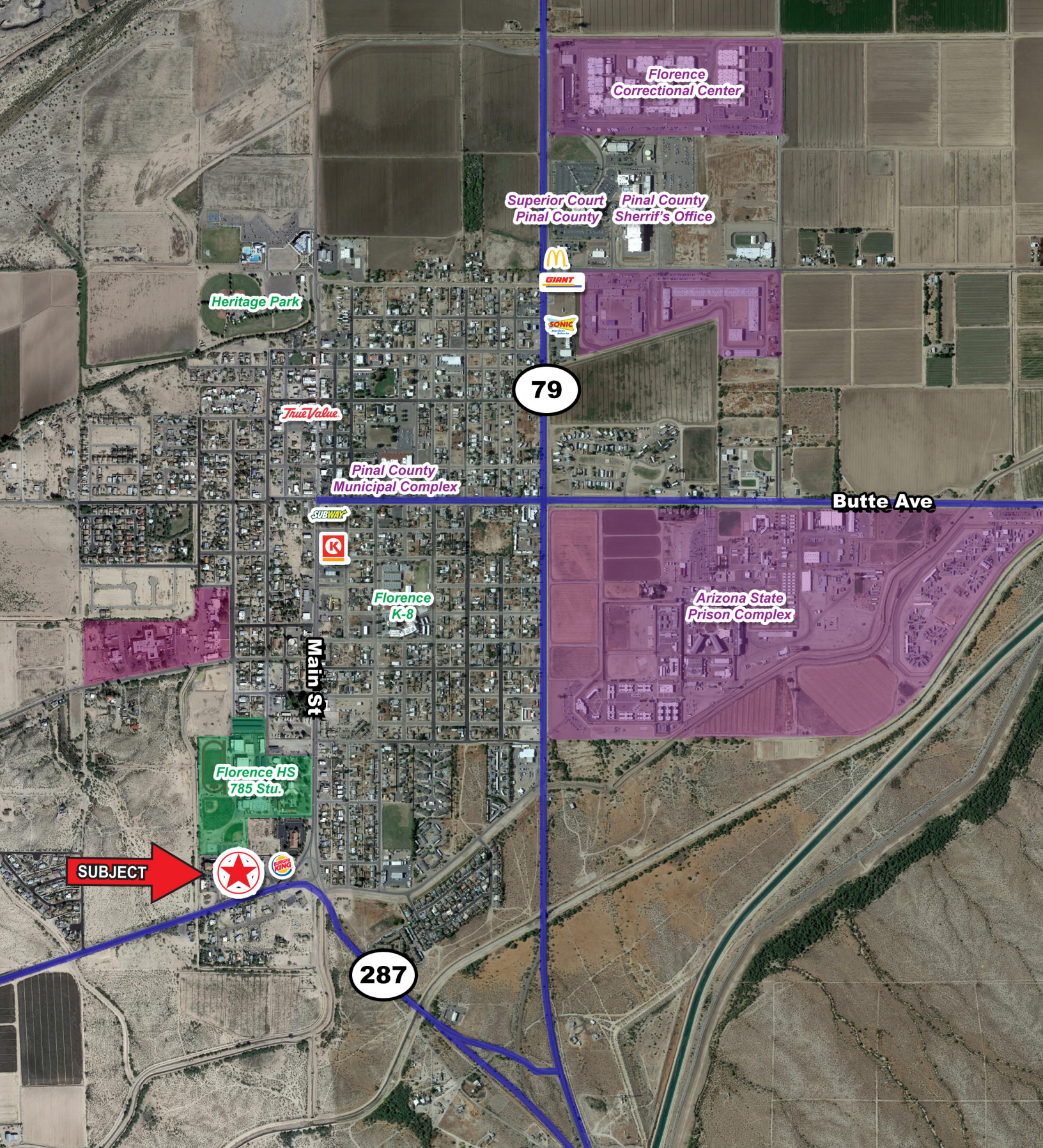
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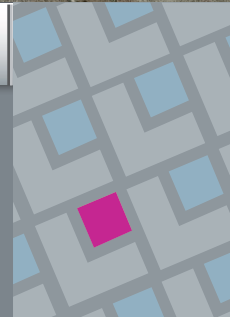
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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.0201/-111.3896

RF5

120 AZ-287		1 mi radius	3 mi radius	5 mi radius
Florence, AZ 85132				
Population				
Estimated Population (2020)		6,179	15,200	22,561
Projected Population (2025)		6,821	16,062	23,865
Census Population (2010)		6,640	16,053	23,862
Census Population (2000)		8,074	15,413	17,883
Projected Annual Growth (2020 to 2025)	642 2.1%	862 1.1%	1,304 1.2%	
Historical Annual Growth (2010 to 2020)	-461 -0.7%	-853 -0.5%	-1,301 -0.5%	
Historical Annual Growth (2000 to 2010)	-1,434 -1.8%	640 0.4%	5,979 3.3%	
Estimated Population Density (2020)		1,968 psm	538 psm	287 psm
Trade Area Size		3.1 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2020)		1,103	1,438	2,434
Projected Households (2025)		1,241	1,626	2,714
Census Households (2010)		1,213	1,591	2,642
Census Households (2000)		1,280	1,939	2,785
Estimated Households with Children (2020)	355 32.2%	458 31.8%	651 26.8%	
Estimated Average Household Size (2020)		2.47	2.46	2.33
Average Household Income				
Estimated Average Household Income (2020)		\$73,888	\$72,339	\$67,519
Projected Average Household Income (2025)		\$90,972	\$85,674	\$77,364
Estimated Average Family Income (2020)		\$88,161	\$86,228	\$80,556
Median Household Income				
Estimated Median Household Income (2020)		\$44,894	\$43,988	\$47,980
Projected Median Household Income (2025)		\$51,786	\$50,680	\$55,425
Estimated Median Family Income (2020)		\$61,006	\$59,954	\$61,285
Per Capita Income				
Estimated Per Capita Income (2020)		\$22,611	\$19,931	\$19,993
Projected Per Capita Income (2025)		\$25,081	\$21,058	\$20,812
Estimated Per Capita Income 5 Year Growth	\$2,470 10.9%	\$1,128 5.7%	\$819 4.1%	
Estimated Average Household Net Worth (2020)		\$307,653	\$302,439	\$307,512
Daytime Demos (2020)				
Total Businesses		168	249	271
Total Employees		2,287	3,814	3,996
Company Headquarter Businesses	1 0.6%	1 0.4%	1 0.4%	
Company Headquarter Employees	9 0.4%	9 0.2%	9 0.2%	
Employee Population per Business		13.6	15.3	14.7
Residential Population per Business		36.8	60.9	83.2

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RF5

120 AZ-287

Florence, AZ 85132

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2020)	3,614	58.5%	8,686	57.1%	12,936	57.3%
Black or African American (2020)	587	9.5%	1,551	10.2%	2,188	9.7%
American Indian or Alaska Native (2020)	558	9.0%	1,472	9.7%	2,217	9.8%
Asian (2020)	146	2.4%	457	3.0%	646	2.9%
Hawaiian or Pacific Islander (2020)	5	-	9	-	14	-
Other Race (2020)	1,049	17.0%	2,608	17.2%	3,979	17.6%
Two or More Races (2020)	220	3.6%	417	2.7%	582	2.6%
Not Hispanic or Latino Population (2020)	3,909	63.3%	9,689	63.7%	14,818	65.7%
Hispanic or Latino Population (2020)	2,270	36.7%	5,511	36.3%	7,743	34.3%
Not Hispanic or Latino Population (2025)	4,278	62.7%	10,184	63.4%	15,667	65.6%
Hispanic or Latino Population (2025)	2,543	37.3%	5,878	36.6%	8,199	34.4%
Not Hispanic or Latino Population (2010)	4,561	68.7%	10,082	62.8%	15,963	66.9%
Hispanic or Latino Population (2010)	2,079	31.3%	5,971	37.2%	7,899	33.1%
Not Hispanic or Latino Population (2000)	5,332	66.0%	9,791	63.5%	11,614	64.9%
Hispanic or Latino Population (2000)	2,742	34.0%	5,622	36.5%	6,269	35.1%
Projected Hispanic Annual Growth (2020 to 2025)	272	2.4%	368	1.3%	456	1.2%
Historic Hispanic Annual Growth (2000 to 2020)	-472	-0.9%	-111	-	1,474	1.2%

Age Distribution (2020)

Age Under 5	135	2.2%	186	1.2%	257	1.1%
Age 5 to 9 Years	159	2.6%	208	1.4%	287	1.3%
Age 10 to 14 Years	194	3.1%	268	1.8%	373	1.7%
Age 15 to 19 Years	373	6.0%	873	5.7%	1,224	5.4%
Age 20 to 24 Years	716	11.6%	2,053	13.5%	2,939	13.0%
Age 25 to 29 Years	710	11.5%	2,135	14.0%	3,070	13.6%
Age 30 to 34 Years	640	10.4%	1,884	12.4%	2,726	12.1%
Age 35 to 39 Years	624	10.1%	1,769	11.6%	2,553	11.3%
Age 40 to 44 Years	555	9.0%	1,501	9.9%	2,184	9.7%
Age 45 to 49 Years	498	8.1%	1,289	8.5%	1,859	8.2%
Age 50 to 54 Years	408	6.6%	979	6.4%	1,422	6.3%
Age 55 to 59 Years	308	5.0%	645	4.2%	950	4.2%
Age 60 to 64 Years	228	3.7%	435	2.9%	691	3.1%
Age 65 to 74 Years	353	5.7%	541	3.6%	1,095	4.9%
Age 75 to 84 Years	207	3.3%	310	2.0%	690	3.1%
Age 85 Years or Over	71	1.2%	125	0.8%	241	1.1%
Median Age	36.4		34.8		36.6	

Gender Age Distribution (2020)

Female Population	1,491	24.1%	2,477	16.3%	3,750	16.6%
Age 0 to 19 Years	336	22.5%	502	20.2%	678	18.1%
Age 20 to 64 Years	837	56.1%	1,525	61.6%	2,121	56.6%
Age 65 Years or Over	318	21.3%	451	18.2%	952	25.4%
Female Median Age	42.5		40.2		45.1	
Male Population	4,688	75.9%	12,723	83.7%	18,811	83.4%
Age 0 to 19 Years	525	11.2%	1,033	8.1%	1,465	7.8%
Age 20 to 64 Years	3,849	82.1%	11,165	87.8%	16,272	86.5%
Age 65 Years or Over	313	6.7%	526	4.1%	1,074	5.7%
Male Median Age	34.6		33.8		35.0	

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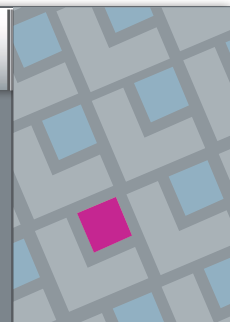
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Florence, AZ 85132

Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	6	0.5%	6	0.4%	10	0.4%
HH Income \$150,000 to \$199,999	19	1.7%	26	1.8%	45	1.9%
HH Income \$100,000 to \$149,999	99	8.9%	130	9.0%	208	8.5%
HH Income \$75,000 to \$99,999	127	11.6%	155	10.8%	275	11.3%
HH Income \$50,000 to \$74,999	256	23.2%	327	22.8%	636	26.1%
HH Income \$35,000 to \$49,999	149	13.5%	202	14.0%	354	14.6%
HH Income \$25,000 to \$34,999	113	10.3%	151	10.5%	237	9.8%
HH Income \$15,000 to \$24,999	121	11.0%	174	12.1%	263	10.8%
HH Income Under \$15,000	212	19.2%	267	18.6%	405	16.6%
HH Income \$35,000 or More	657	59.5%	846	58.8%	1,528	62.8%
HH Income \$75,000 or More	251	22.8%	317	22.0%	538	22.1%

Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	1,225		1,619		3,249	
Housing Units Occupied	1,103	90.1%	1,438	88.8%	2,434	74.9%
Housing Units Owner-Occupied	598	54.2%	811	56.4%	1,657	68.1%
Housing Units, Renter-Occupied	506	45.8%	626	43.6%	777	31.9%
Housing Units, Vacant	122	11.0%	182	12.7%	815	33.5%

Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	2,638	46.4%	7,901	54.3%	11,404	52.7%
Currently Married	1,045	18.4%	1,526	10.5%	2,638	12.2%
Separated	571	10.0%	2,232	15.4%	2,967	13.7%
Widowed	237	4.2%	354	2.4%	679	3.1%
Divorced	1,200	21.1%	2,526	17.4%	3,954	18.3%

Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	2,204	35.7%	2,866	18.9%	4,582	20.3%
Population Non-Family	520	8.4%	676	4.4%	1,099	4.9%
Population Group Quarters	3,455	55.9%	11,658	76.7%	16,879	74.8%
Family Households	688	62.3%	893	62.1%	1,517	62.3%
Non-Family Households	416	37.7%	545	37.9%	917	37.7%
Married Couple with Children	154	14.8%	202	13.2%	343	13.0%
Average Family Household Size	3.2		3.2		3.0	

Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	342	31.0%	450	31.3%	760	31.2%
2 Person Households	350	31.7%	460	32.0%	933	38.3%
3 Person Households	171	15.5%	221	15.3%	301	12.4%
4 Person Households	125	11.3%	158	11.0%	217	8.9%
5 Person Households	66	6.0%	80	5.6%	121	5.0%
6 or More Person Households	49	4.4%	69	4.8%	102	4.2%

Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	91	8.3%	112	7.8%	123	5.1%
Households with 1 Vehicles Available	465	42.1%	592	41.2%	1,050	43.1%
Households with 2 or More Vehicles Available	548	49.6%	733	51.0%	1,261	51.8%
Total Vehicles Available	1,898		2,533		4,476	
Average Vehicles Per Household	1.7		1.8		1.8	

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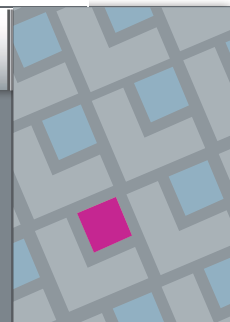
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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	5,654		14,486		21,579	
Estimated Civilian Employed	1,238	21.9%	1,918	13.2%	2,413	11.2%
Estimated Civilian Unemployed	81	1.4%	138	1.0%	141	0.7%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	4,335	76.7%	12,430	85.8%	19,026	88.2%
Unemployment Rate	1.4%		1.0%		0.7%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	1,238		1,918		2,413	
Management, Business, Financial Operations	181	14.6%	277	14.4%	343	14.2%
Professional, Related	155	12.5%	240	12.5%	286	11.9%
Service	317	25.6%	502	26.2%	632	26.2%
Sales, Office	272	22.0%	419	21.8%	529	21.9%
Farming, Fishing, Forestry	36	2.9%	40	2.1%	66	2.7%
Construct, Extraction, Maintenance	152	12.3%	229	11.9%	269	11.1%
Production, Transport Material Moving	126	10.2%	212	11.1%	288	11.9%
White Collar Workers	607	49.1%	935	48.8%	1,159	48.0%
Blue Collar Workers	630	50.9%	983	51.2%	1,254	52.0%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$63.17 M		\$81.04 M		\$130.64 M	
Total Non-Retail Expenditure	\$33.32 M	52.7%	\$42.74 M	52.7%	\$68.82 M	52.7%
Total Retail Expenditure	\$29.85 M	47.3%	\$38.3 M	47.3%	\$61.83 M	47.3%
Apparel	\$2.18 M	3.4%	\$2.79 M	3.4%	\$4.45 M	3.4%
Contributions	\$1.91 M	3.0%	\$2.46 M	3.0%	\$4.03 M	3.1%
Education	\$1.68 M	2.7%	\$2.14 M	2.6%	\$3.36 M	2.6%
Entertainment	\$3.44 M	5.4%	\$4.41 M	5.4%	\$7.14 M	5.5%
Food and Beverages	\$9.49 M	15.0%	\$12.17 M	15.0%	\$19.55 M	15.0%
Furnishings and Equipment	\$2.14 M	3.4%	\$2.75 M	3.4%	\$4.46 M	3.4%
Gifts	\$1.42 M	2.2%	\$1.82 M	2.3%	\$2.96 M	2.3%
Health Care	\$5.53 M	8.7%	\$7.1 M	8.8%	\$11.63 M	8.9%
Household Operations	\$2.42 M	3.8%	\$3.11 M	3.8%	\$5.05 M	3.9%
Miscellaneous Expenses	\$1.18 M	1.9%	\$1.52 M	1.9%	\$2.46 M	1.9%
Personal Care	\$845.61 K	1.3%	\$1.09 M	1.3%	\$1.75 M	1.3%
Personal Insurance	\$404.18 K	0.6%	\$519.41 K	0.6%	\$850.14 K	0.7%
Reading	\$136.21 K	0.2%	\$174.93 K	0.2%	\$286.48 K	0.2%
Shelter	\$13.47 M	21.3%	\$17.28 M	21.3%	\$27.6 M	21.1%
Tobacco	\$452.23 K	0.7%	\$580.12 K	0.7%	\$922.03 K	0.7%
Transportation	\$11.48 M	18.2%	\$14.73 M	18.2%	\$23.79 M	18.2%
Utilities	\$4.98 M	7.9%	\$6.4 M	7.9%	\$10.34 M	7.9%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	4,601		11,614		17,479	
Elementary (Grade Level 0 to 8)	457	9.9%	1,508	13.0%	2,054	11.7%
Some High School (Grade Level 9 to 11)	679	14.8%	2,552	22.0%	3,589	20.5%
High School Graduate	1,537	33.4%	3,540	30.5%	5,427	31.0%
Some College	1,186	25.8%	2,572	22.1%	4,225	24.2%
Associate Degree Only	337	7.3%	634	5.5%	915	5.2%
Bachelor Degree Only	269	5.8%	552	4.8%	847	4.8%
Graduate Degree	136	2.9%	255	2.2%	422	2.4%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	589	48.5%	771	48.5%	1,123	42.5%
1 Attached Unit	10	0.8%	15	1.0%	40	1.5%
2 to 4 Units	85	7.0%	106	6.7%	121	4.6%
5 to 9 Units	170	14.0%	187	11.8%	189	7.2%
10 to 19 Units	30	2.5%	32	2.0%	33	1.3%
20 to 49 Units	13	1.1%	14	0.9%	14	0.5%
50 or More Units	9	0.7%	9	0.6%	10	0.4%
Mobile Home or Trailer	197	16.2%	301	18.9%	884	33.5%
Other Structure	1	-	1	-	20	0.8%

Homes Built By Year (2020)

	1 mi radius		3 mi radius		5 mi radius	
Homes Built 2010 or later	42	3.4%	57	3.6%	178	6.8%
Homes Built 2000 to 2009	297	24.5%	394	24.7%	695	26.3%
Homes Built 1990 to 1999	306	25.3%	368	23.2%	595	22.5%
Homes Built 1980 to 1989	109	9.0%	158	9.9%	356	13.5%
Homes Built 1970 to 1979	165	13.6%	221	13.9%	324	12.3%
Homes Built 1960 to 1969	90	7.5%	102	6.4%	114	4.3%
Homes Built 1950 to 1959	32	2.7%	45	2.8%	58	2.2%
Homes Built Before 1949	61	5.1%	92	5.8%	113	4.3%

Home Values (2020)

	1 mi radius		3 mi radius		5 mi radius	
Home Values \$1,000,000 or More	1	0.2%	1	0.1%	2	0.1%
Home Values \$500,000 to \$999,999	12	2.0%	16	2.0%	20	1.2%
Home Values \$400,000 to \$499,999	13	2.1%	21	2.6%	39	2.3%
Home Values \$300,000 to \$399,999	34	5.6%	52	6.4%	117	7.1%
Home Values \$200,000 to \$299,999	114	19.1%	147	18.1%	276	16.7%
Home Values \$150,000 to \$199,999	90	15.0%	125	15.4%	208	12.6%
Home Values \$100,000 to \$149,999	94	15.7%	130	16.1%	240	14.5%
Home Values \$70,000 to \$99,999	76	12.7%	100	12.3%	178	10.8%
Home Values \$50,000 to \$69,999	44	7.3%	52	6.4%	206	12.5%
Home Values \$25,000 to \$49,999	62	10.3%	85	10.4%	251	15.2%
Home Values Under \$25,000	58	9.8%	83	10.2%	116	7.0%
Owner-Occupied Median Home Value	\$127,038		\$129,048		\$113,834	
Renter-Occupied Median Rent	\$663		\$662		\$713	

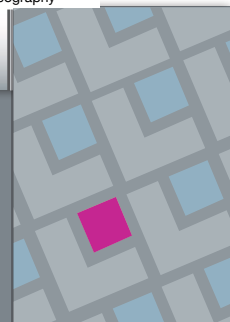
Transportation To Work (2020)

	1 mi radius		3 mi radius		5 mi radius	
Drive to Work Alone	1,933	85.8%	4,695	86.0%	6,942	85.5%
Drive to Work in Carpool	147	6.5%	502	9.2%	674	8.3%
Travel to Work by Public Transportation	1	-	2	-	3	-
Drive to Work on Motorcycle	6	0.3%	8	0.1%	8	-
Walk or Bicycle to Work	48	2.1%	59	1.1%	64	0.8%
Other Means	3	0.1%	5	-	13	0.2%
Work at Home	114	5.1%	186	3.4%	412	5.1%

Travel Time (2020)

	1 mi radius		3 mi radius		5 mi radius	
Travel to Work in 14 Minutes or Less	551	24.4%	817	15.0%	998	12.3%
Travel to Work in 15 to 29 Minutes	199	8.9%	307	5.6%	441	5.4%
Travel to Work in 30 to 59 Minutes	334	14.8%	514	9.4%	637	7.8%
Travel to Work in 60 Minutes or More	135	6.0%	254	4.7%	281	3.5%
Average Minutes Travel to Work	20.2		19.9		15.4	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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