

# JOIN CIRCLE K @ HUNT HIGHWAY & MERRILL RANCH PARKWAY

FLORENCE, AZ 85132

Rommie Mojahed  
Director of Sales & Leasing  
480.425.5534  
rommie.mojahed@svn.com

Beau Flahart  
Senior Advisor  
480.425.5527  
beau.flahart@svn.com



# Property Description



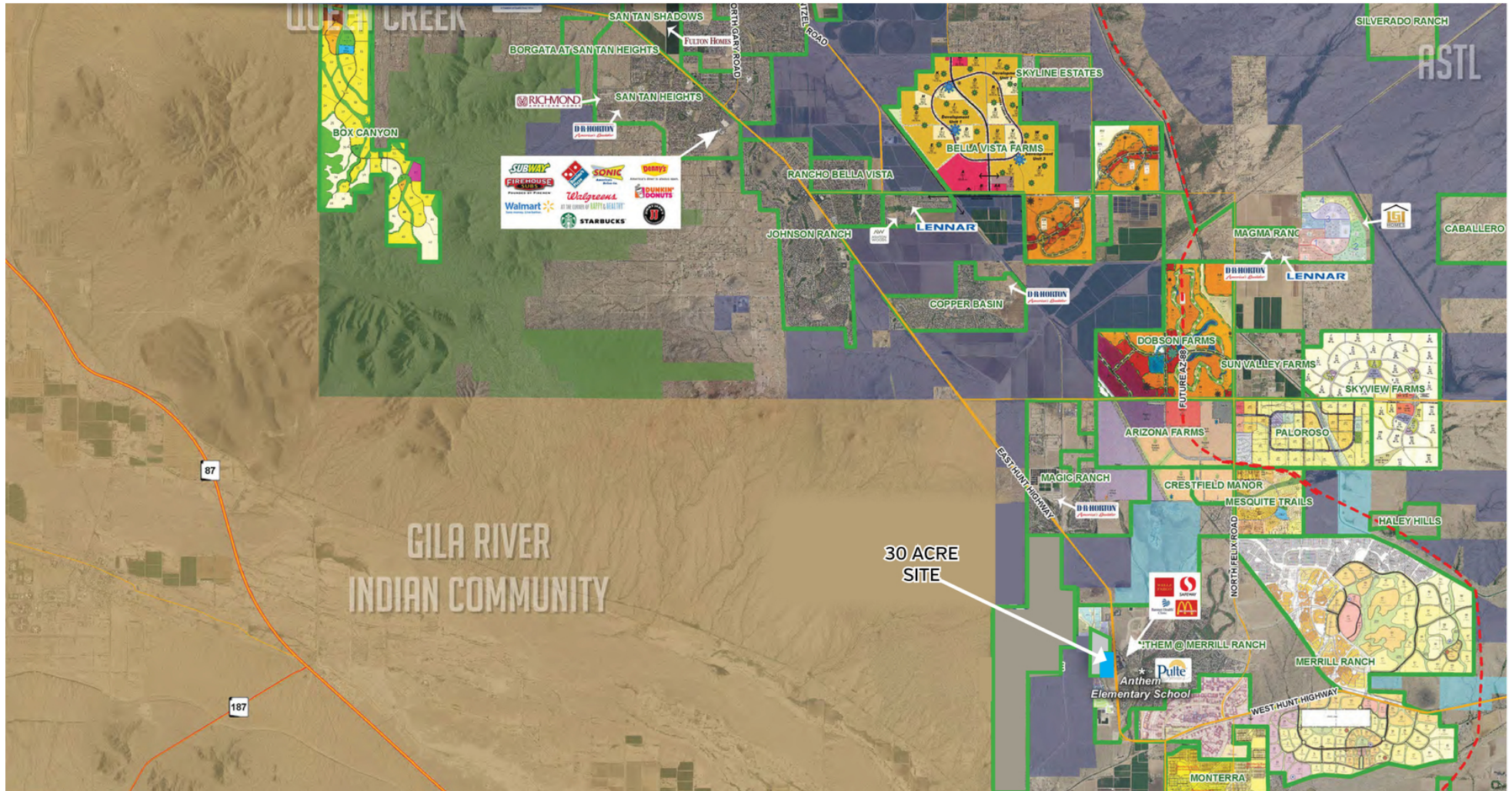
## PROPERTY OVERVIEW

The site is comprised of approximately 30 acres of commercially zoned land in the town of Florence. Florence, Arizona is one of the oldest incorporated towns in Arizona and has a unique and cherished history. Located approximately 45 minutes from Phoenix and Tucson, residents can take advantage of big city amenities, yet benefit from museum exhibits to regional attractions.

## PROPERTY HIGHLIGHTS

- Join Circle K - coming soon!
- 30.13 Acres at the corner of Hunt Highway & Merrill Ranch Parkway
- Zoned commercial
- Approximately \$3/sf of off site work completed
- All wet & dry utilities are already to the property
- Located with the historic town of Florence which features a Main Street and quaint downtown

# Additional Photos



# Retailer Aerial



# Anthem Community Amenities



Pool Area



Entrance to Community



Park

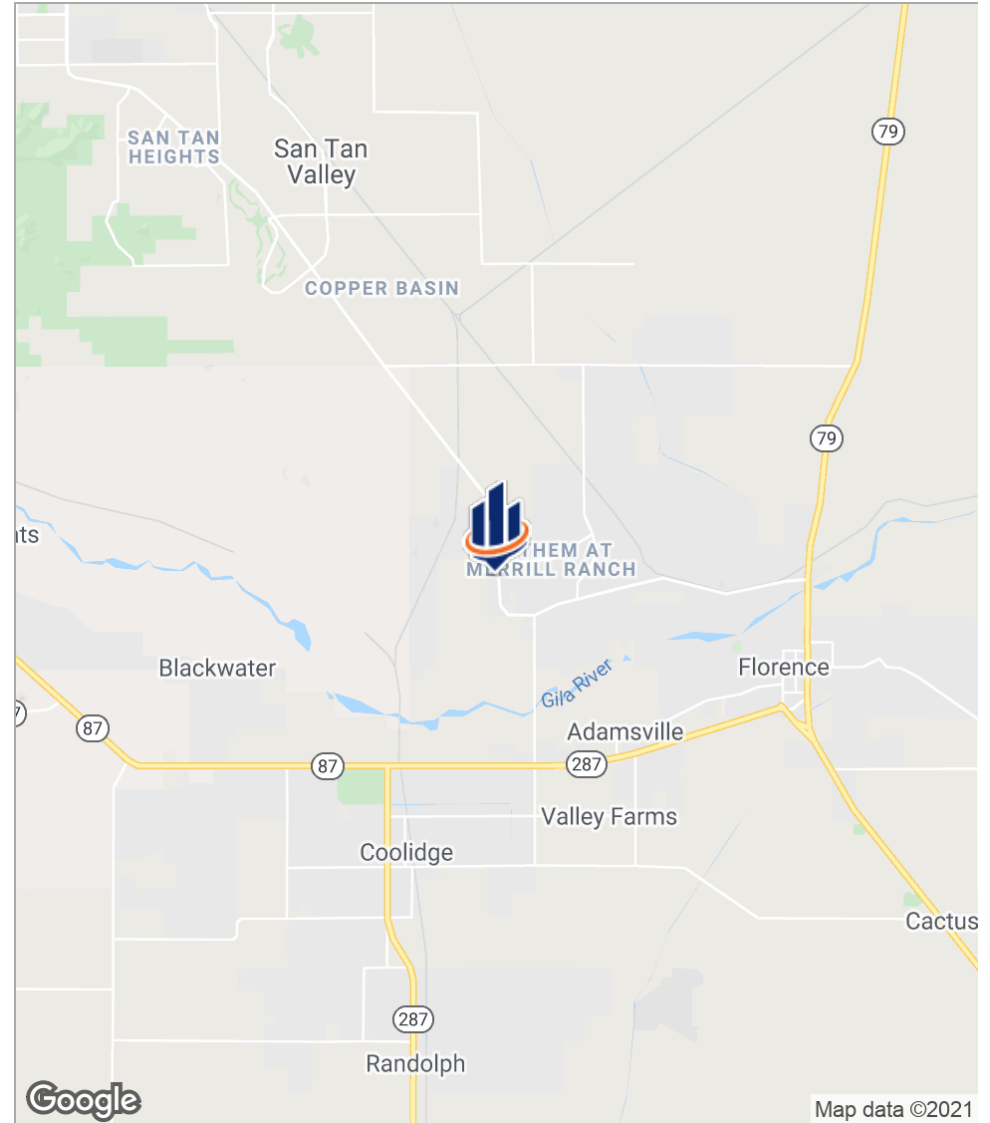
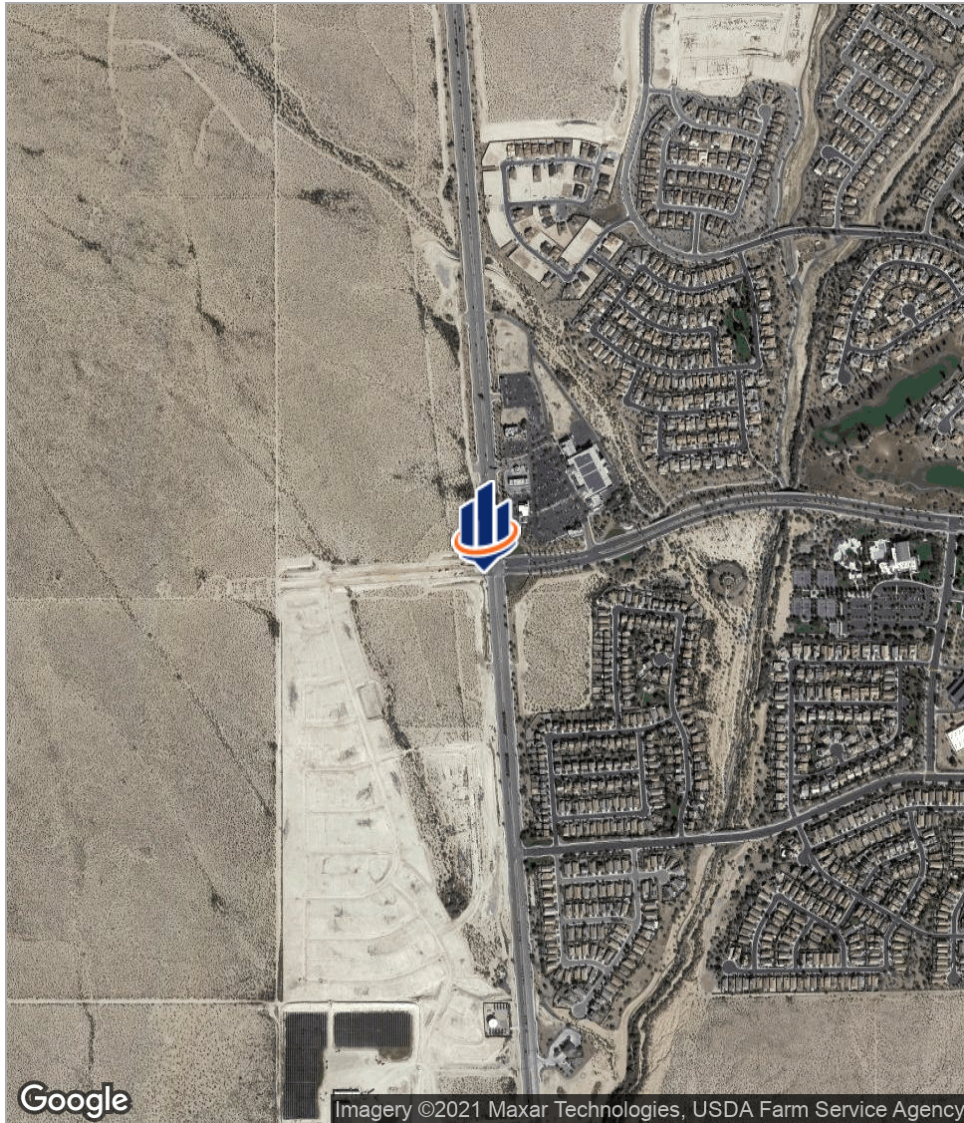


Playground

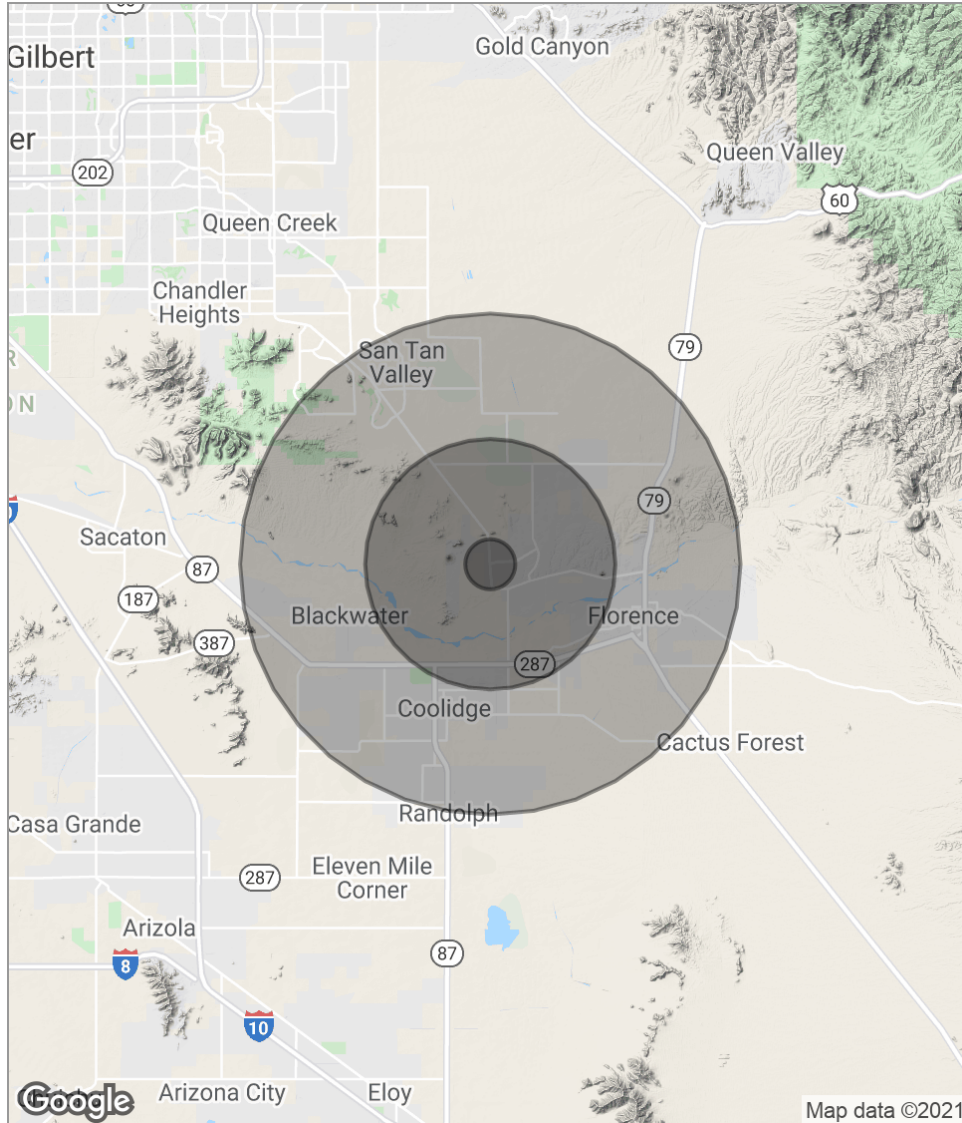


Lap Pool/Fitness

# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	363	10,152	66,641
Median age	37.9	33.9	31.4
Median age (Male)	37.0	34.1	31.1
Median age (Female)	39.2	34.5	31.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	138	3,801	21,622
# of persons per HH	2.6	2.7	3.1
Average HH income	\$57,072	\$56,863	\$61,395
Average house value		\$151,991	\$175,844

*\* Demographic data derived from 2010 US Census*