

FORMER



## #4856-Casa Grande

2425 E. Florence Blvd.  
Casa Grande, AZ 85194

**133,952 GSF**

**Land Size: 17.31 Acres**

**Levels: 1**

**Owned/Leased: Owned**

**Asking Price: \$3,850,000**

### Property Info

- Located 33 miles south of Phoenix and 44 miles north of Tucson, the center has outstanding visibility and access from I-10 freeway
- Trade area is experiencing strong residential growth with a 2.5% annual population growth rate within 1 mile\*
- Nearby retailers include: Harkins Theatres, Dillard', Kohl's, Michaels, PetSmart, and Bed Bath & Beyond



### 2017 Demographic Summary\*

TOTAL POPULATION	48,080
DAYTIME POPULATION	51,818
AVERAGE HH INCOME	\$46,066
AVERAGE AGE	37.1

### TRAFFIC COUNTS

I-10	49,895 VPD**
Florence Blvd	22,086 VPD***

\*ESRI 2017; \*\*MPSI 2016; \*\*\*MPSI 2015

### LOCAL CONTACT

#### TODD FOLGER

First Vice President  
+1602 735 1749  
todd.folger@cbre.com

#### CBRE

2575 E. Camelback Rd. #500  
Phoenix, AZ 85018  
+1 602 735 5000  
Licensed Real Estate Broker

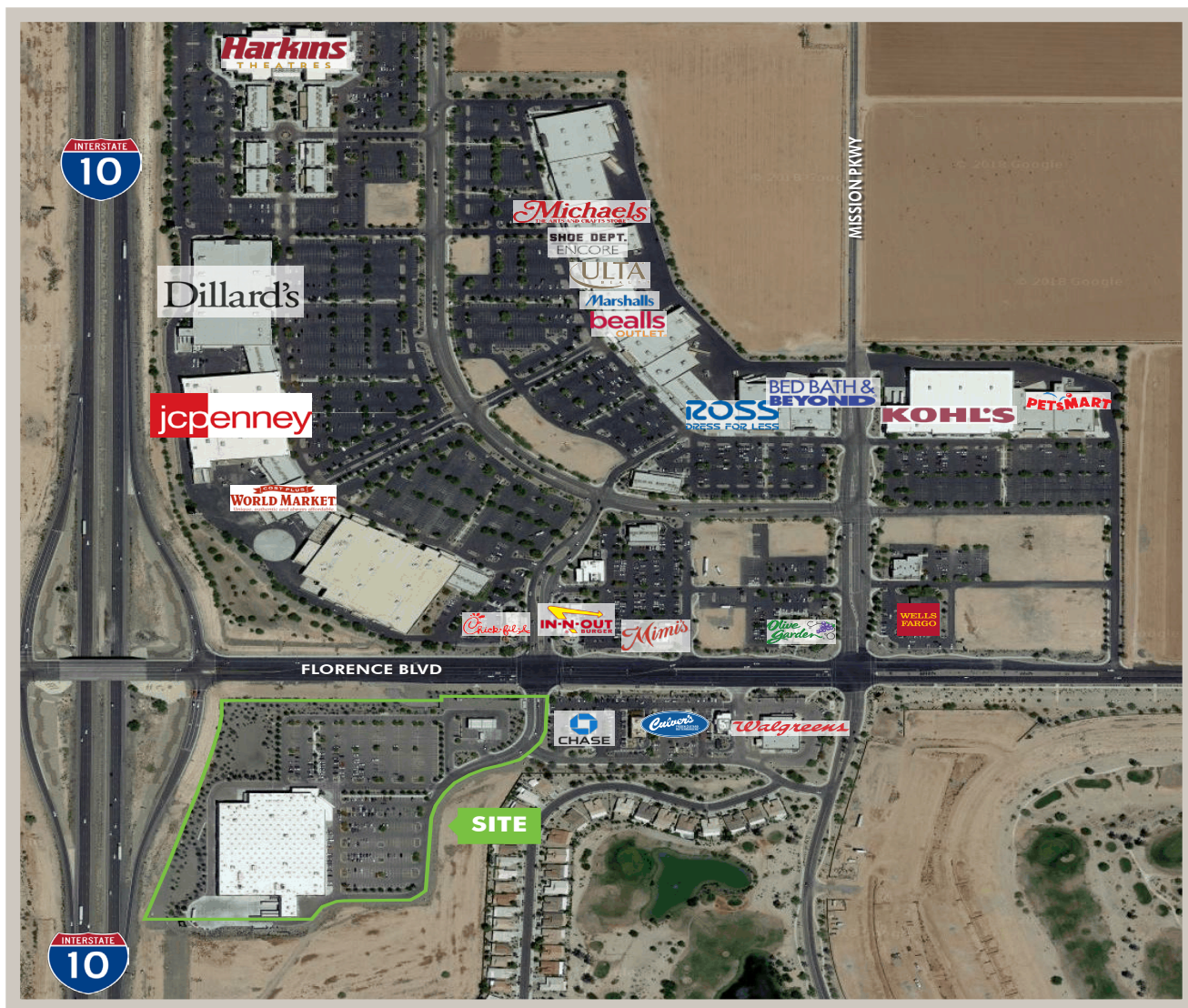
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