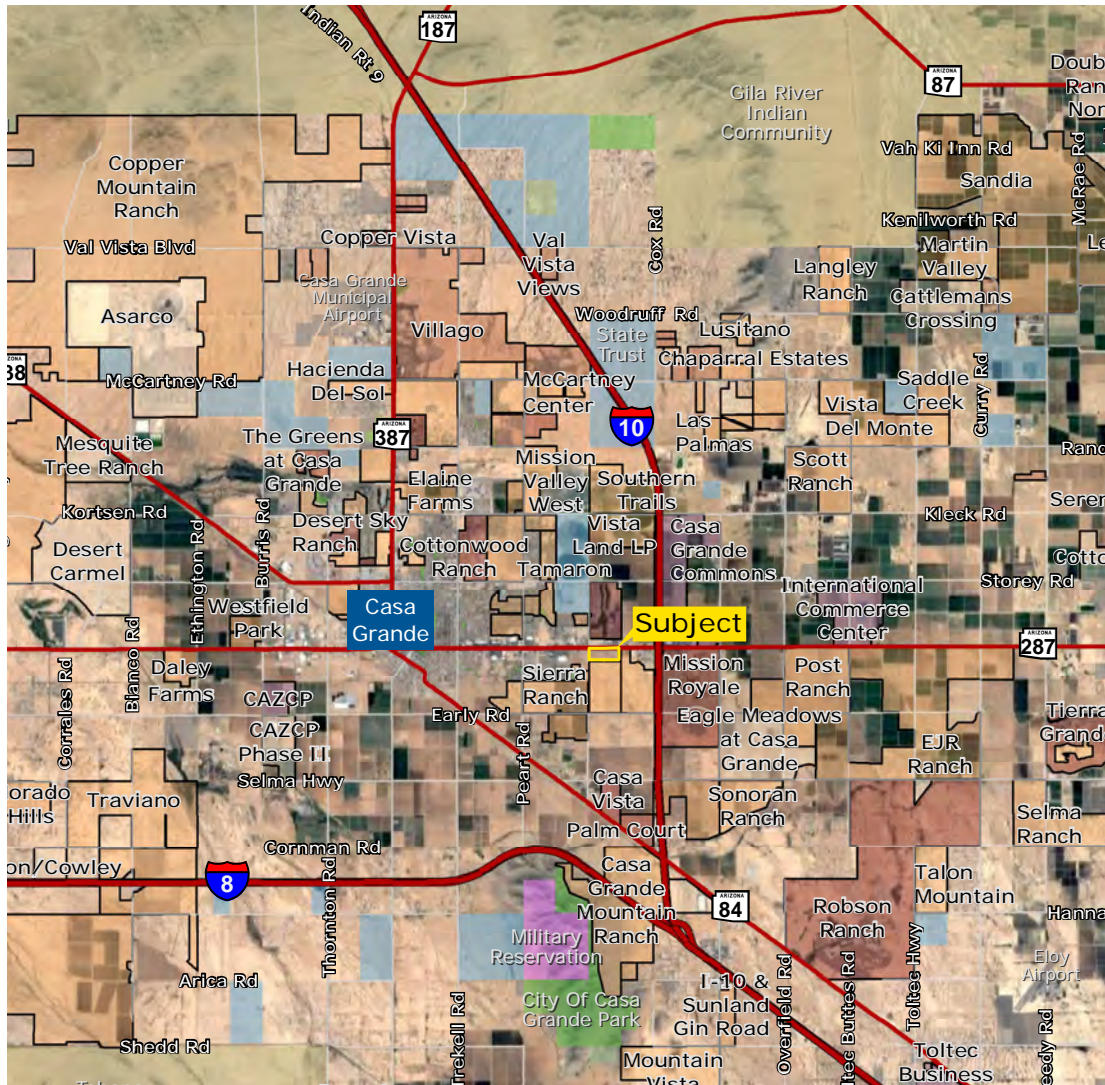


±56.04 COMMERCIAL ACRES FOR SALE

EXCLUSIVE LISTING | SEC HENNESSY ROAD & FLORENCE BOULEVARD | CASA GRANDE, ARIZONA



LOCATION The property is located on the southeast corner of Hennessy Road & Florence Boulevard in Casa Grande, Arizona

SIZE ±56.04 acres

ASKING PRICE Submit

PARCEL 505-26-001N

ZONING PAD (Copper Sky Marketplace), City of Casa Grande

DEMOGRAPHICS

	3 Miles	10 Miles	30 Miles
Est. 2017 Average Population	±27,083	±82,421	±618,179
Est. 2017 Average Household Income	\$59,518	\$59,009	\$84,903

Source: ESRI, 2017

TRAFFIC COUNTS

Hennessy Road - North ±6,096 VPD

Florence Blvd - East ±29,943 VPD

Source: Kalibrate

TAXES \$89,471.44 (2016)

COMMENTS

- Property has PAD zoning in place
- Property has over 2,400 feet of frontage on Florence Boulevard
- Florence Boulevard is the main east/west arterial in Casa Grande
- Property is 1/2 mile west of Interstate 10 (full interchange)
- Strong demographics and household incomes
- Strong traffic counts along Florence Boulevard
- Property has retail development potential

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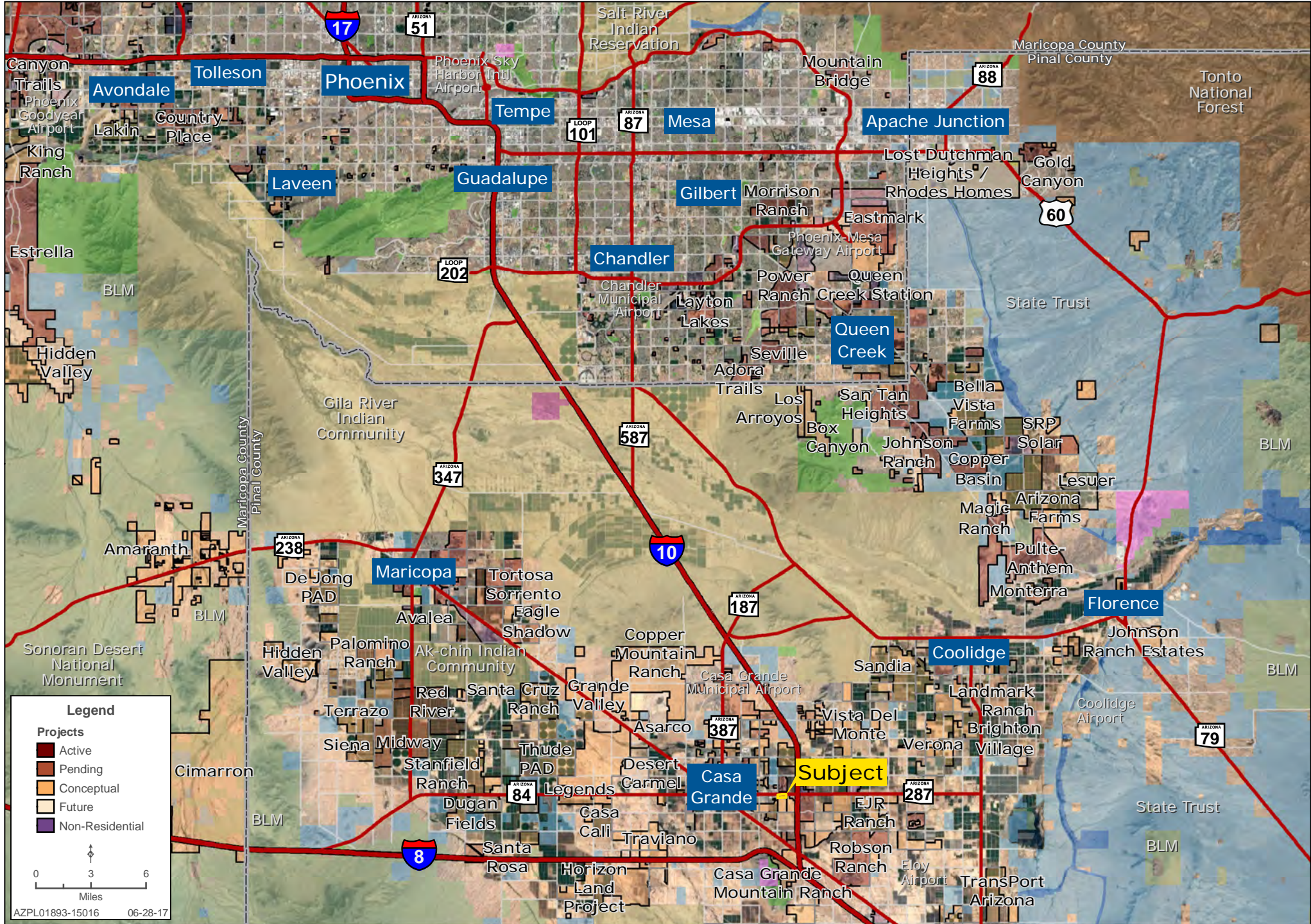
211 North Florence Street, Suite 101, Casa Grande, Arizona 85122 ph. 520.251.0348 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPL01893-143885-9.29.17



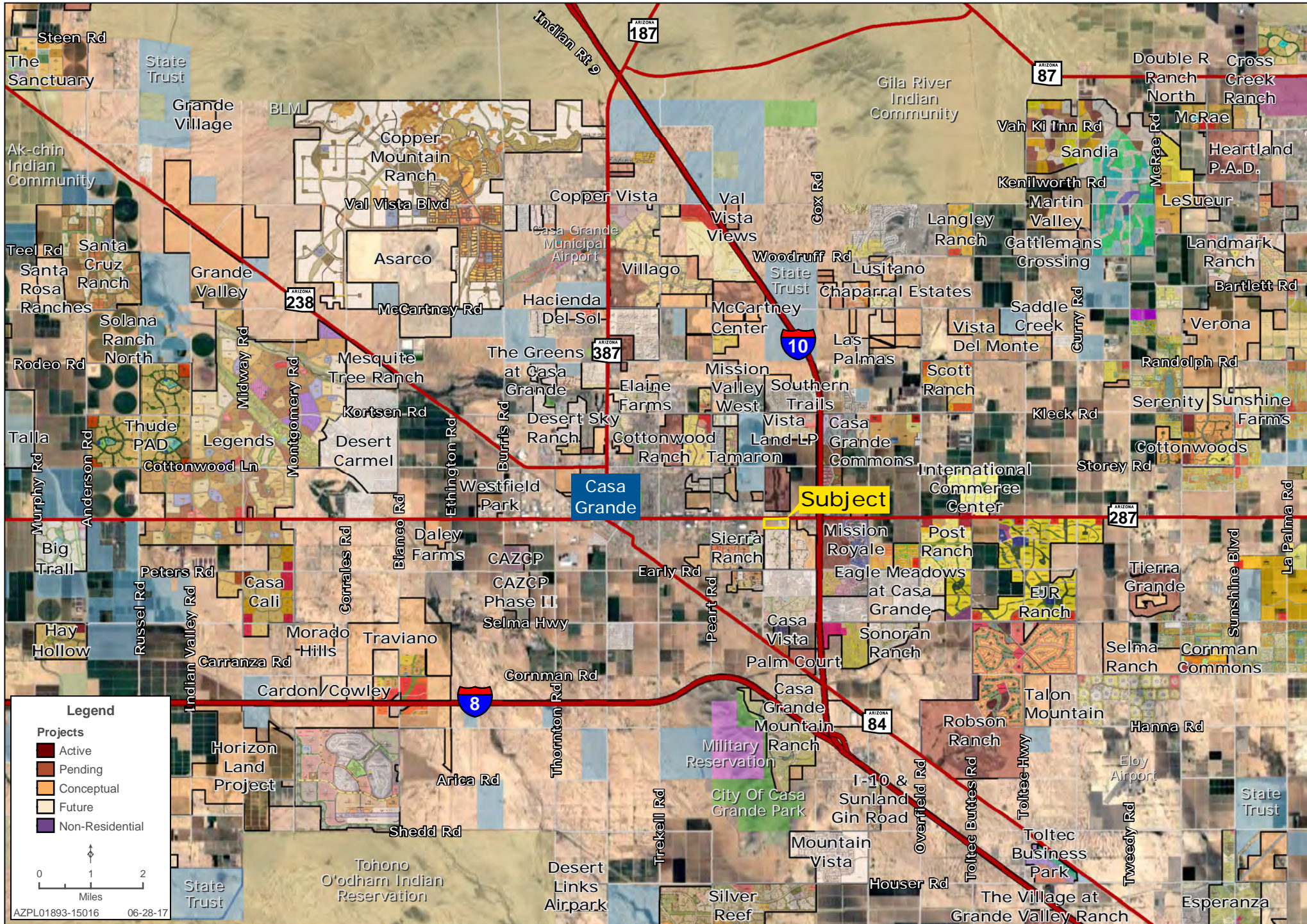
REGIONAL MAP

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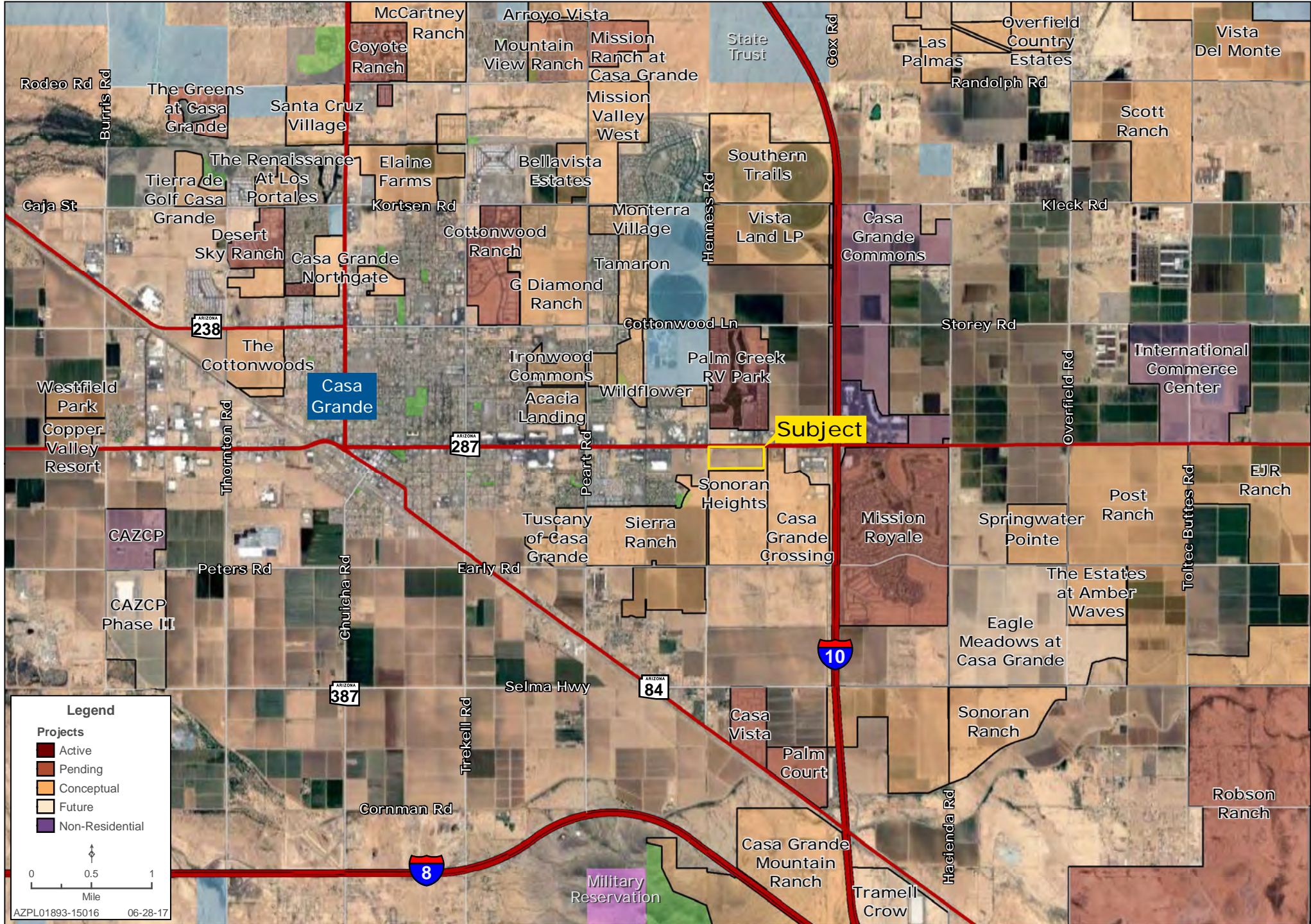
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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