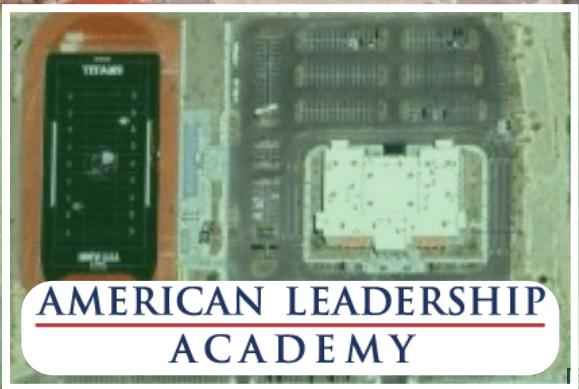


PADS AVAILABLE

CRE8
ADVISORS



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS



**AMERICAN LEADERSHIP
ACADEMY**

4575 N. HUNT
HIGHWAY
FLORENCE, AZ

Rommie Mojahed
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Andy Kroot
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Andy@CRE8Advisors.com

SUBJECT

Franklin Road

Hunt Highway (10,795 CPD)

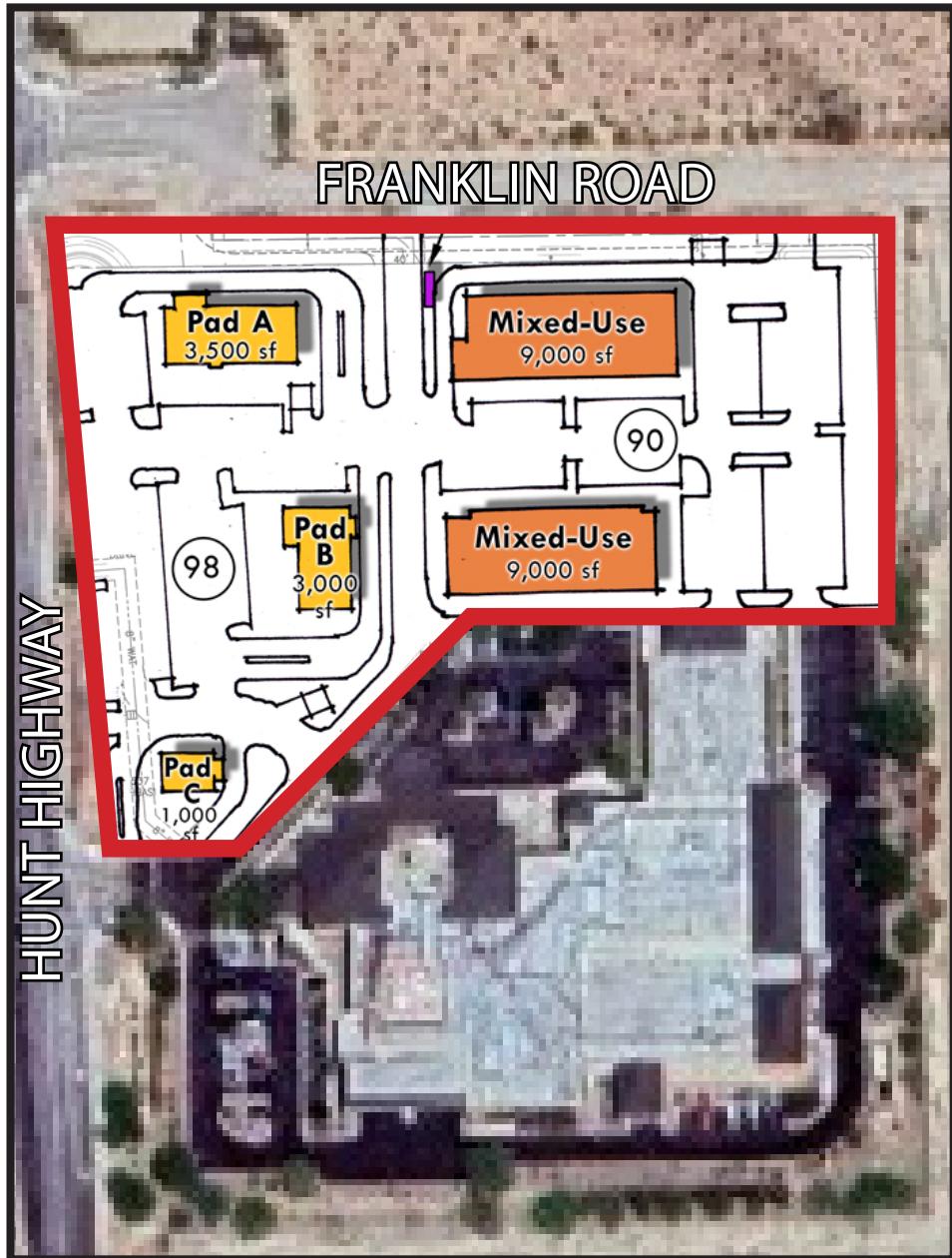


Steward
Mountain Vista Medical Center
A STEWARD FAMILY HOSPITAL



PROPERTY SUMMARY

4575 N. HUNT HIGHWAY
FLORENCE, AZ



PROPERTY HIGHLIGHTS

- Pad and shop space available at the corner of Hunt Highway & Franklin
- Pad on the hard corner with drive thru
- Up to 9,000 SF of shops space available and 9,000 SF of mixed use
- Located directly in front of Florence Hospital
- Brand new American Leadership Academy located across the street
- Located with the historic town of Florence, Arizona

PROPERTY DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2023 Population:	14,092	19,619	99,782
2028 Population:	15,133	20,959	102,786
2023 Total Households:	4,892	6,534	31,158
Average Household Income:	\$90,020	\$91,890	\$87,505

PROPERTY SUMMARY

ASKING PRICE:

CALL FOR PRICING

PAD:

DT WITH UP TO 3,500 SF

SHOPS:

UP TO 9,000 SF

TOTAL LAND AREA:

3.02 ACRES

ZONING:

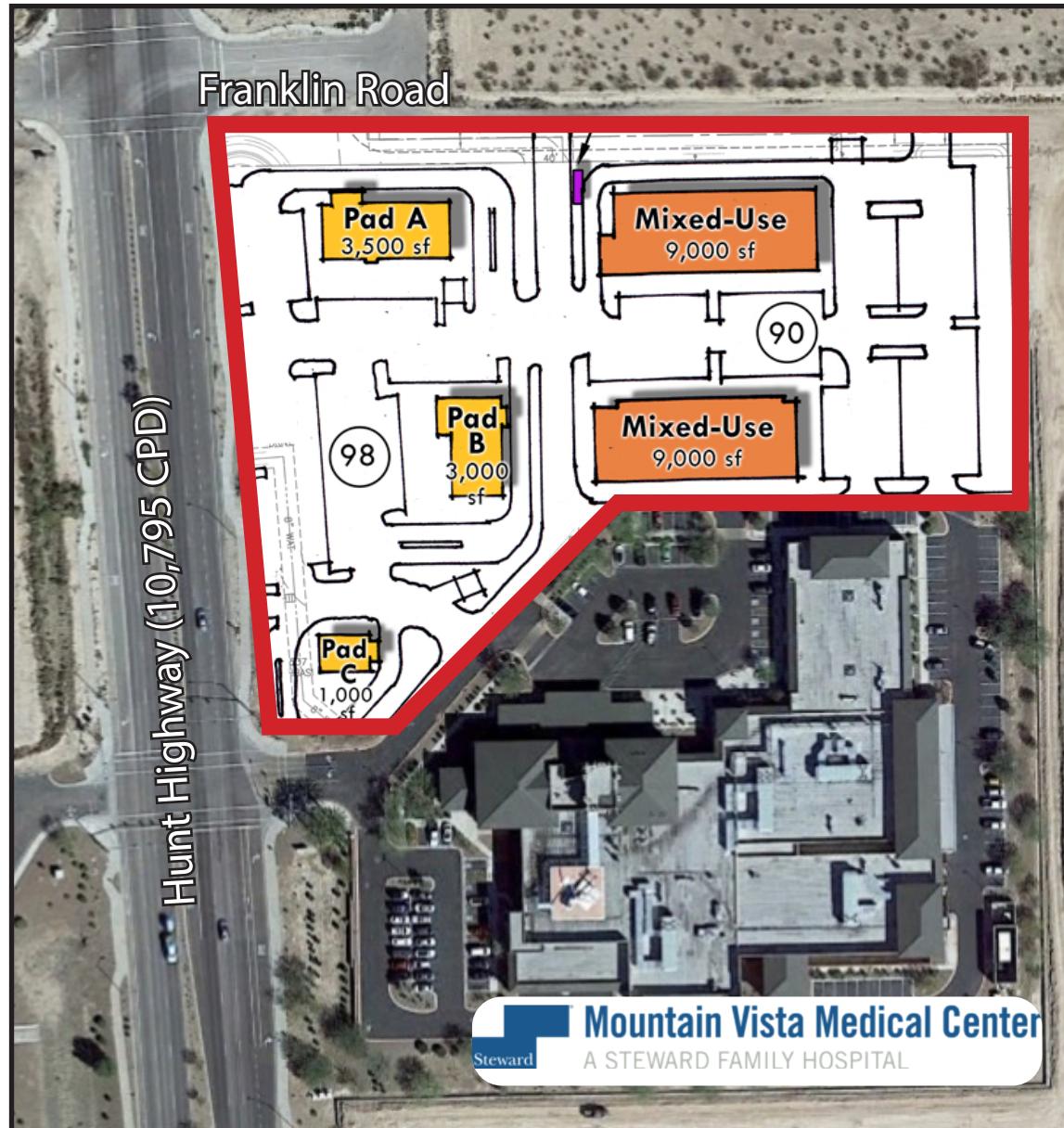
COMMERCIAL

APN:

211-02-0320

RETAILER MAP

4575 N. HUNT HIGHWAY
FLORENCE, AZ





For Additional details contact the team
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or by email: Lindsey@CRE8Advisors.com