

AVALON TRAILSIDE

at Anthem Merrill Ranch



CRE8
ADVISORS



Merrill Ranch Parkway



Hunt Highway (11,479 CPD)

Future
Commercial

Subject Site

SWC HUNT HIGHWAY
& MERRILL RANCH PKWY
FLORENCE, AZ

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**GROUND LEASE PADS
& ANCHOR SPACE AVAILABLE!**

PROPERTY SUMMARY

SWC HUNT HIGHWAY &
MERRILL RANCH PARKWAY
FLORENCE, AZ

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PROPERTY HIGHLIGHTS

- Call for Pricing
- Ground Lease Pads and Anchor space available
- Pads along Hunt Highway Available!
- Located adjacent to Safeway anchored center with Banner Health, Subway, McDonalds, Wells Fargo, Big O Tires, Super Star Carwash, AutoZone, Starbucks and more
- 17.98 acre site
- Located on the SWC Hunt Highway and Merrill Ranch Parkway
- Tremendous growth area with many new users coming to the intersection and surrounding areas.

PROPERTY DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
2025 Population:	4,129	18,060	106,789
2030 Population	4,937	21,563	125,928
# of Households:	1,655	6,453	34,431
Average Household Income:	\$106,396	\$99,781	\$94,406

PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	17.98 Acres
APN:	211-02-0080

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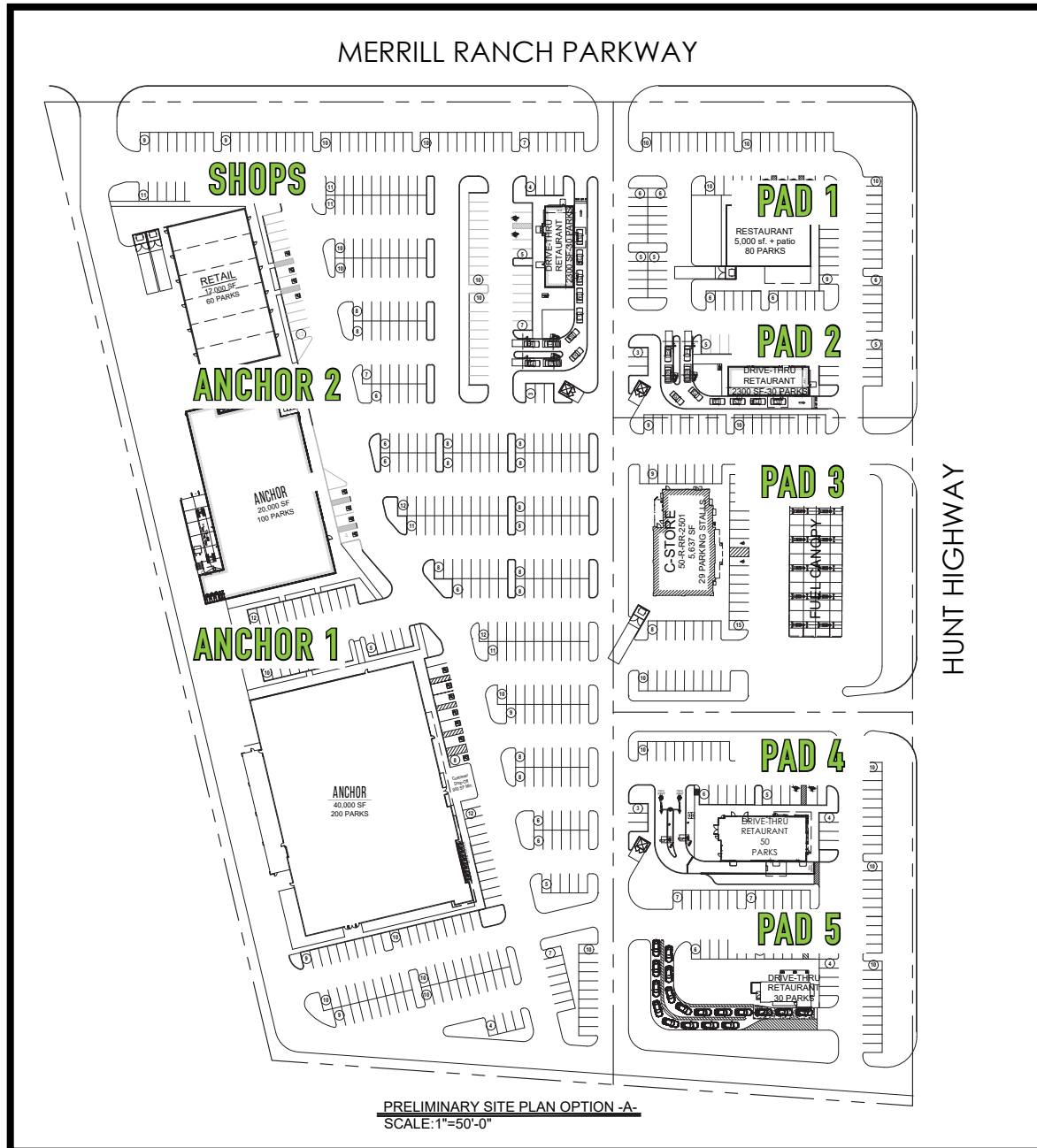


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CONCEPTUAL SITE PLAN

SWC HUNT HIGHWAY &
MERRILL RANCH PARKWAY
FLORENCE, AZ



AVALON TRAILSIDE

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ANCHOR 1

40,000 SF

ANCHOR 2

20,000 SF

SHOPS 3

12,000 SF

PAD 1

Restaurant - 5,000 SF

PAD 2

2,300 SF with Drive-thru

PAD 3

Gas/C-Store

PAD 4

Restaurant with Drive-thru

PAD 5

Restaurant with Drive-thru

FLORENCE AERIAL

SWC HUNT HIGHWAY &
MERRILL RANCH PARKWAY
FLORENCE, AZ



MARKET AERIAL

SWC HUNT HIGHWAY &
MERRILL RANCH PARKWAY
FLORENCE, AZ





For Additional details contact the team
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