



**Property Highlights**

- Strategically located on Hunt Hwy servicing Anthem, Arizona Farms, Magic Ranch, as well as several other master planned communities
- Part of Del Webb's Anthem at Merrill Ranch community
- Zoning: CC (Community Commercial), Town of Florence
- Drive-thru opportunities
- 104 Planned single-family homes directly across Hunt Hwy

**Area Co-Tenants**



**Contact**

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SHOP	TENANT	SF
ANCHOR	SAFeway	58,000
A111	ALLSTATE	1,200
A115	ELITE SHUTTERS & BLINDS	1,200
A117	CHEN'S CHINESE	2,400
B121	MAMA'S CAFE	2,340
B123	CIGAR PLUS	1,000
B125	NAILS OF THE WORLD	1,200
B127	MERRILL RANCH DENTISTRY	2,100
D101	ANNER MEDICAL	1,300
D103	BANNER MEDICAL	1,915
D105	SUBWAY	1,000
PAD 1	WELLS FARGO	
PAD 2	SAFeway FUEL	
PAD 3	MCDONALDS	
PAD 4	AVAILABLE - DRIVE-THRU OPP.	1.01 AC
PAD 5	AVAILABLE - DRIVE-THRU OPP.	0.99 AC
PAD 6	AVAILABLE	3.08 AC
PAD 7	AVAILABLE	2.9 AC



	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2017 Total Population	1,476	8,913	10,839
2022 Total Population	1,777	10,106	12,234
2015-2020 Annual Growth Rate	3.78%	2.54%	2.45%
2017 Median Age	45.8	38.7	37.6
<b>INCOME SUMMARY</b>			
Median Household Income	\$58,497	\$53,949	\$53,119
Average Household Income	\$70,365	\$63,513	\$62,102
<b>BUSINESS DATA</b>			
Total Businesses:	8	50	89
Total Employees:	118	779	1,376
Daytime Population:	1,134	6,962	8,917
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	8.8%	9.9%	10.4%
Bachelor's Degree	11.5%	13.1%	12.9%
Graduate/Professional Degree	13.1%	11.5%	10.1%
Percent of Population with Degrees	33.4%	34.5%	33.4%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	461	2,731	3,297
White Collar	48.0%	49.9%	49.5%
Services	39.3%	29.4%	28.8%
Blue Collar	12.8%	20.7%	21.7%
<b>HOUSEHOLD SUMMARY</b>			
2017 Households	423	2,987	3,572
2017 Average Household Size	3.49	2.98	3.03
2017 Average Family Size	3.80	3.31	3.38
2017 Median Home Value	\$70,365	\$65,513	\$62,102