

# NEC Hunt Hwy & Merrill Ranch Pkwy

Florence, Arizona

*D. L. Slaughter*  
*Company*

SHOP SPACE AVAILABLE AT ANTHEM MARKETPLACE



## Property Highlights:

- Safeway anchored shopping center
- Zoning: CC (Community Commercial)
- Strategically located on Hunt Hwy. serving Anthem, Arizona Farms, Magic Ranch, and other master planned communities
- Part of Del Webb's Anthem at Merrill Ranch community
- Daily N/S traffic counts of 10,795 VPD
- Safeway experiencing double digit sales growth



For more information please contact:

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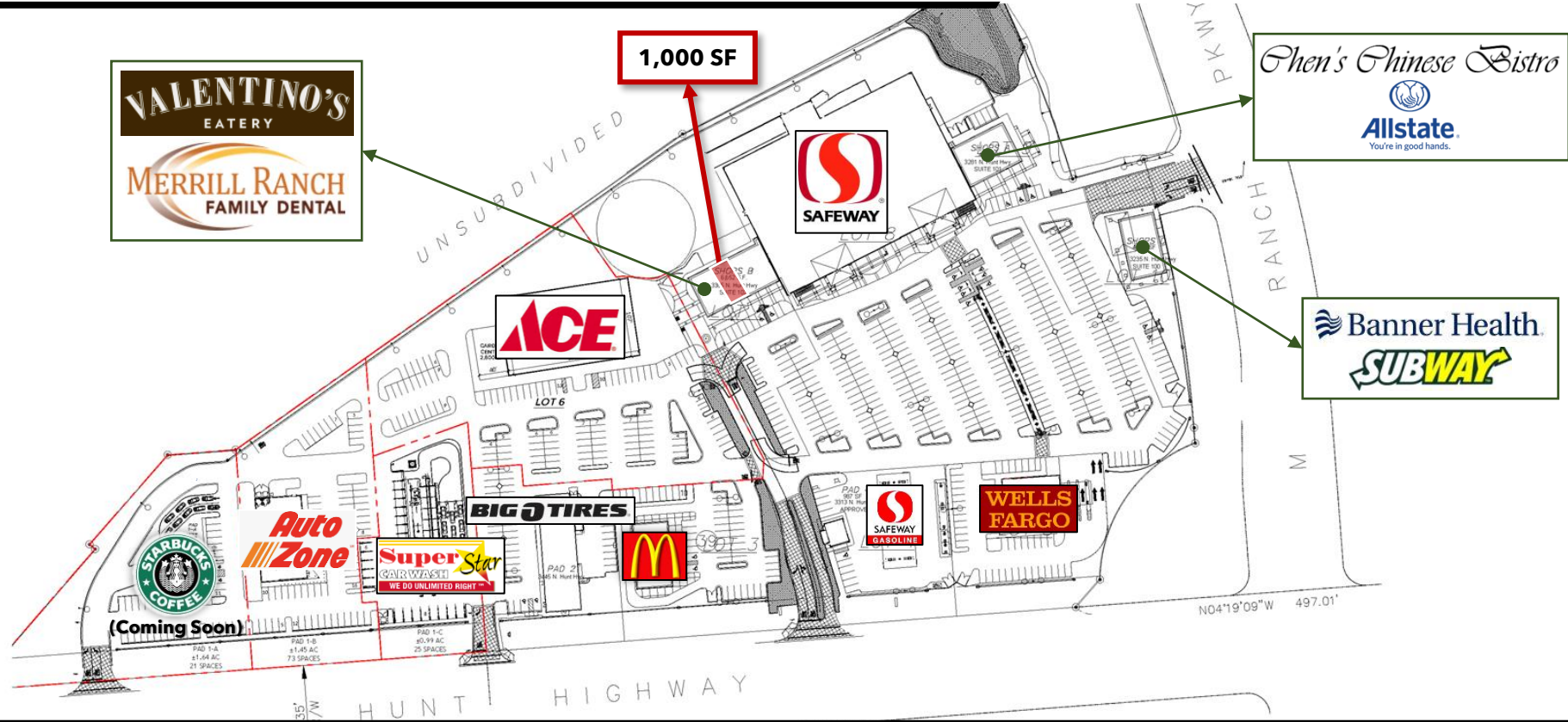
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## Demographics:

	1 mile	3 mile	5 mile
• Average Income	1 mile <b>\$112,762</b>	3 mile <b>\$103,813</b>	5 mile <b>\$102,255</b>
• Population	1 mile <b>5,599</b>	3 mile <b>15,900</b>	5 mile <b>17,711</b>

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# Demographic Summary Report

**D. L. Slaughter**  
**Company**

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	7,243	20,473	22,777
2024 Estimate	5,599	15,900	17,711
2010 Census	3,766	11,380	12,874
Growth 2024 - 2029	29.36%	28.76%	28.60%
Growth 2010 - 2024	48.67%	39.72%	37.57%
2024 Population by Hispanic Origin	912	3,519	4,137
2024 Population	5,599	15,900	17,711
White	4,349 77.67%	11,342 71.33%	12,356 69.76%
Black	203 3.63%	761 4.79%	885 5.00%
Am. Indian & Alaskan	72 1.29%	317 1.99%	471 2.66%
Asian	108 1.93%	297 1.87%	322 1.82%
Hawaiian & Pacific Island	7 0.13%	25 0.16%	31 0.18%
Other	859 15.34%	3,159 19.87%	3,647 20.59%
U.S. Armed Forces	0	0	1

<b>Households</b>			
2029 Projection	2,889	7,363	8,066
2024 Estimate	2,234	5,719	6,272
2010 Census	1,526	4,103	4,563
Growth 2024 - 2029	29.32%	28.75%	28.60%
Growth 2010 - 2024	46.40%	39.39%	37.45%
Owner Occupied	2,082 93.20%	5,084 88.90%	5,532 88.20%
Renter Occupied	152 6.80%	634 11.09%	741 11.81%

<b>2024 Households by HH Income</b>			
Income: <\$25,000	102 4.57%	300 5.25%	401 6.39%
Income: \$25,000 - \$50,000	331 14.82%	911 15.93%	972 15.49%
Income: \$50,000 - \$75,000	473 21.18%	1,271 22.23%	1,357 21.63%
Income: \$75,000 - \$100,000	528 23.65%	1,258 22.00%	1,367 21.79%
Income: \$100,000 - \$125,000	193 8.64%	653 11.42%	736 11.73%
Income: \$125,000 - \$150,000	62 2.78%	206 3.60%	257 4.10%
Income: \$150,000 - \$200,000	279 12.49%	629 11.00%	678 10.81%
Income: \$200,000+	265 11.87%	490 8.57%	505 8.05%
2024 Avg Household Income	\$112,762	\$103,813	\$102,255
2024 Med Household Income	\$84,966	\$82,492	\$82,434

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**Evergreen**  
Multifamily Retail Industrial