

- **Building Size:**
657 ± SF base area
3,060 ± SF canopy
- **Land Size:** 27,443 ± SF or
0.63 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

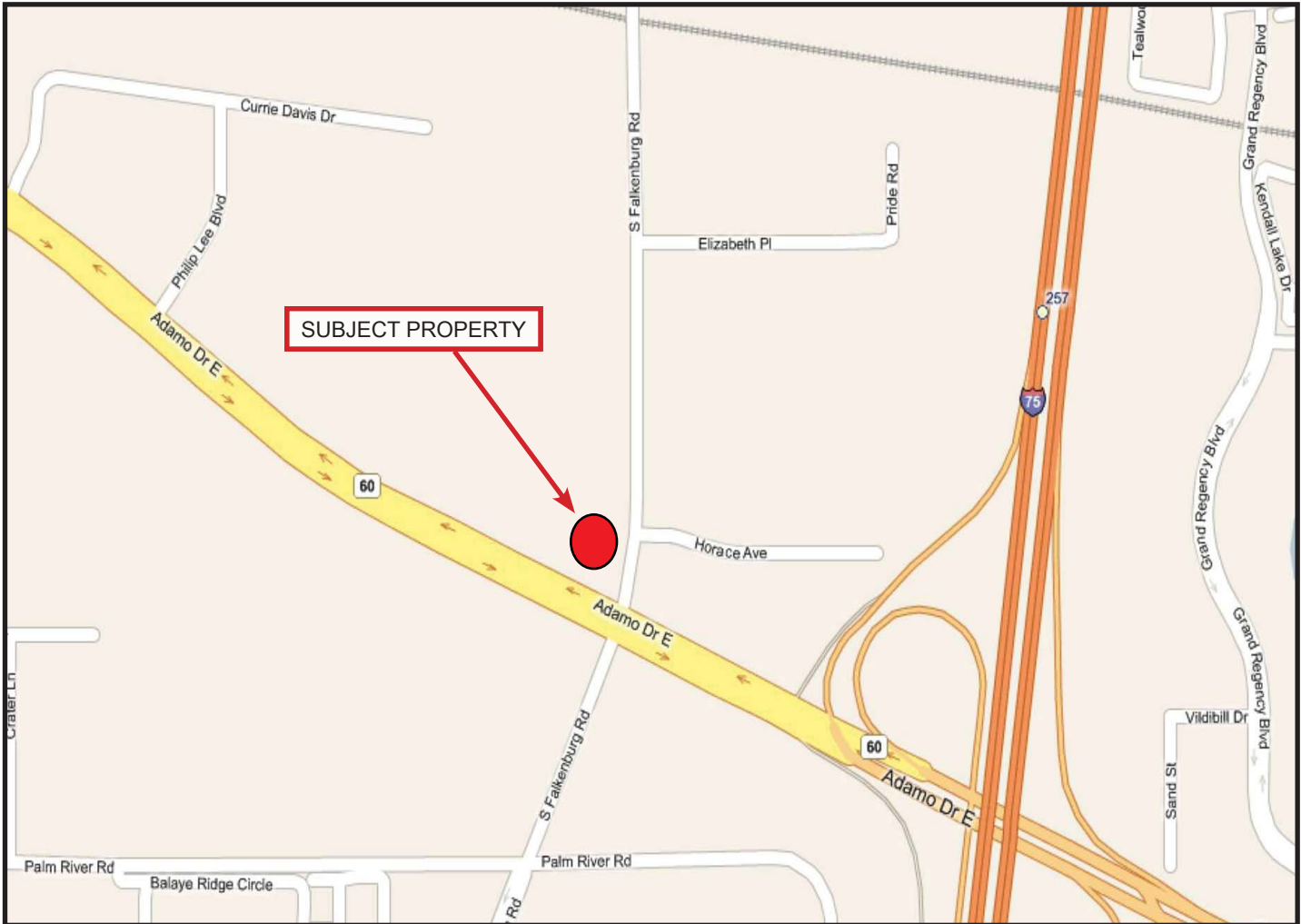
Features:

- Year Built: 1982
- Food mart
- Zoning: Commercial
- Traffic light intersection
- Access north/south on
Falkenburg Rd. and east/
west on Adamo Dr.
- Traffic Count: 51,000
AADT at Adamo Dr. and
Falkenburg Rd.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$58,808
- 2008 Real Estate Taxes:
\$7,748.43 ±

Sales Price: \$1,225,000

For more information, please
contact:

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Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
■ 2008 Est. Population	1,653	61,728	159,985
■ 2008 Est. Households	622	22,540	58,821
■ 2008 Est. Avg. HH Income	\$51,498	\$58,808	\$60,743