

- **Building Size:**  
1,000 ± SF base area  
648 ± SF car wash  
1,680 ± SF canopy
- **Land Size:** 22,054 ± SF or  
0.51 ± acres
- **Shell branded, 15 year  
fuel agreement remain-  
ing, subject to short term  
Dealer lease**
- **2009 UST compliant**

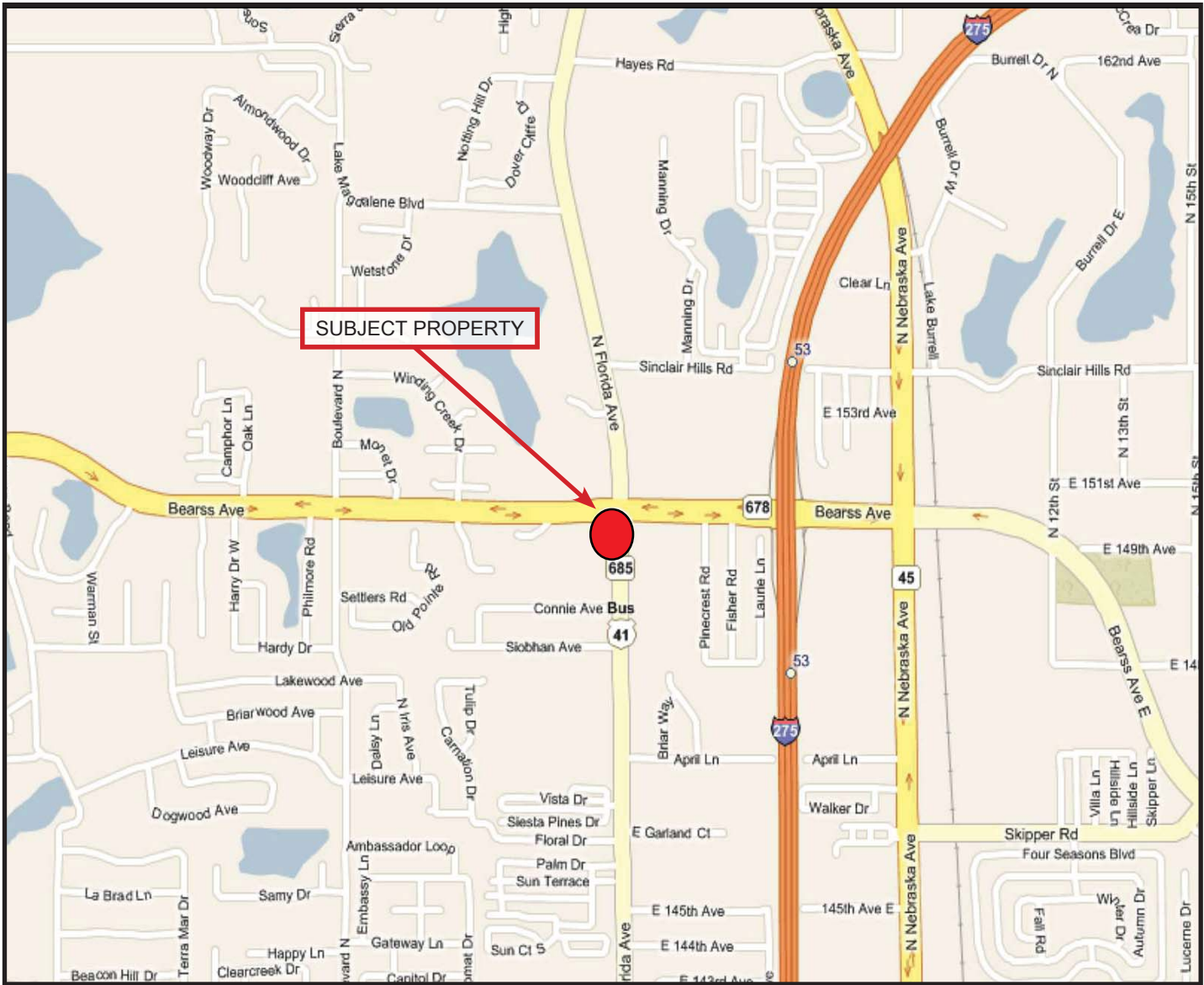
**Features:**

- Year Built: 1991
- Food mart
- Zoning: Commercial
- Traffic signal intersection
- Access north/south on N.  
Florida Ave. and east/west  
on Bearss Ave.
- Traffic Count: 22,500 AADT  
at Nebraska Ave. south of  
Bearss Ave.
- 2008 Estimated Avg. HH  
Income (3 mile radius):  
\$54,522
- 2008 Real Estate Taxes:  
\$8,898.06 ±

**Sales Price: \$900,000**

For more information, please  
contact:

Brent Lindsey  
*Sr. Vice President*  
813.639.1111  
blindsey@commercialfl.com



**Demographics:**

**1 mile**

**3 miles**

**5 miles**

■ 2008 Est. Population	7,737	85,396	227,222
■ 2008 Est. Households	3,612	36,757	93,811
■ 2008 Est. Avg. HH Income	\$51,099	\$54,522	\$60,613