



- **Building Size:**  
1,100 ± SF base area  
3,800 ± SF canopy
- **Land Size:** 37,887 ± SF or  
0.87 ± acres
- **Shell branded, 15 year  
fuel agreement remain-  
ing, subject to short term  
Dealer lease**

**Features:**

- Year Built: 1988
- Food mart
- Zoning: Commercial
- Traffic light intersection
- Access north/south on 22nd St. and east/west on Bearss Ave.
- Traffic Count: 50,000 AADT at Bearss Ave. and Nebraska Ave.
- 2008 Estimated Avg. HH Income (3 mile radius): \$49,500
- 2007 Real Estate Taxes: \$14,551.22 ±

**Sales Price: \$995,000**

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	18,801	91,526	223,083
■ 2008 Est. Households	8,129	38,058	92,327
■ 2008 Est. Avg. HH Income	\$33,463	\$49,500	\$56,862