

- **Building Size:**  
1,914 ± SF base area  
2,176 ± SF canopy
- **Land Size:** 34,000 ± SF or  
0.78 ± acres
- **Shell branded, 15 year  
fuel agreement remain-  
ing, subject to short term  
Dealer lease**
- **UST 2009 Compliant**

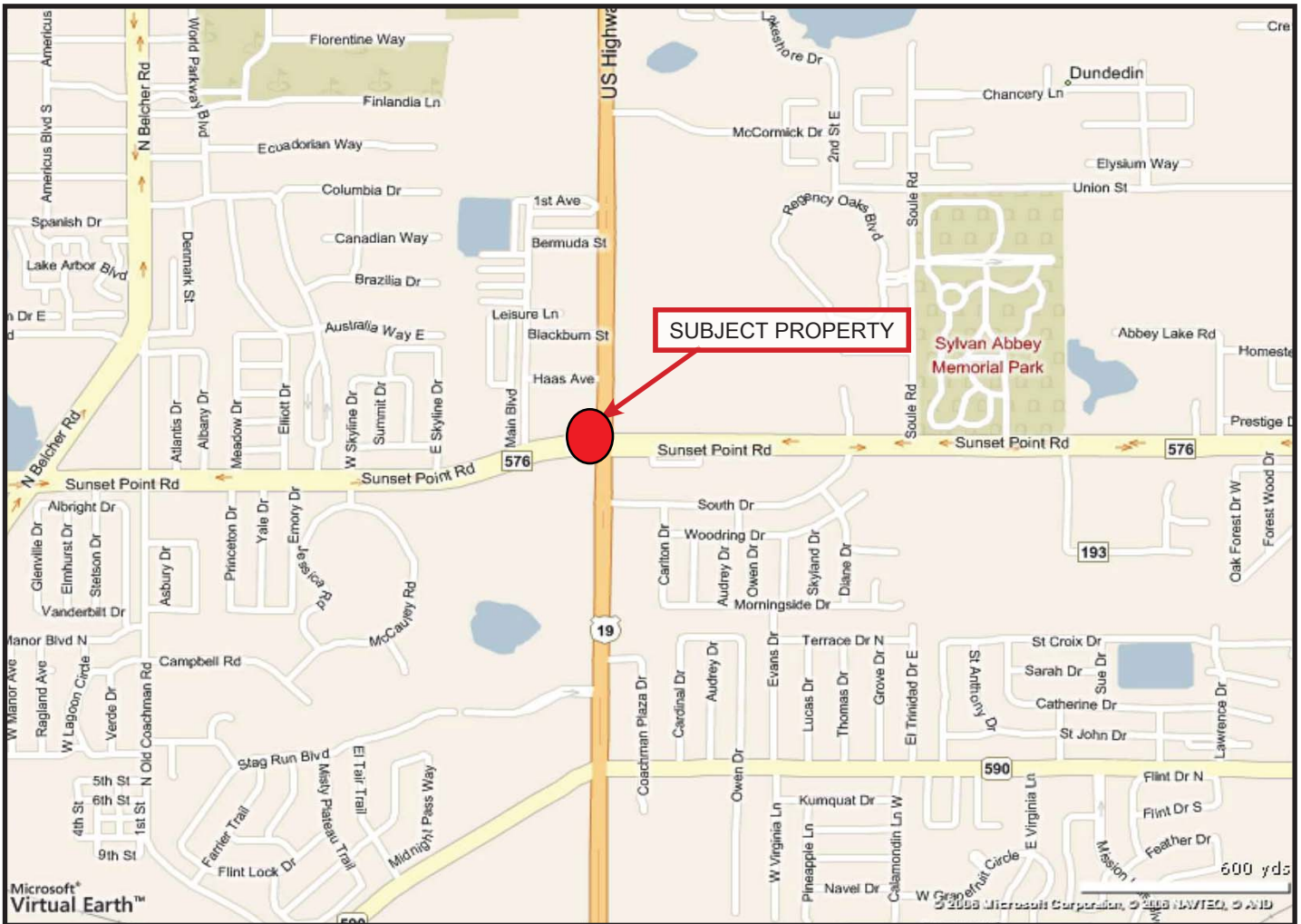
**Features:**

- Year Built: 1971
- 3-bay garage
- Zoning: Commercial
- Traffic lighted intersection
- Access north/south on US Hwy. 19 and west/east on Sunset Point Rd.
- Traffic Count: 77,500 AADT at US Hwy. 19 and Countryside Blvd.
- 2008 Estimated Avg. HH Income (3 mile radius): \$57,779
- 2008 Real Estate Taxes: \$15,064.77 ±

**Sales Price: \$1,375,000**

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	11,542	102,887	219,982
■ 2008 Est. Households	5,910	47,122	98,283
■ 2008 Est. Avg. HH Income	\$55,797	\$57,779	\$58,781