

- **Building Size:**
2,236 ± SF base area
1,998 ± SF canopy
- **Land Size:** 35,263 ± SF or
0.81 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

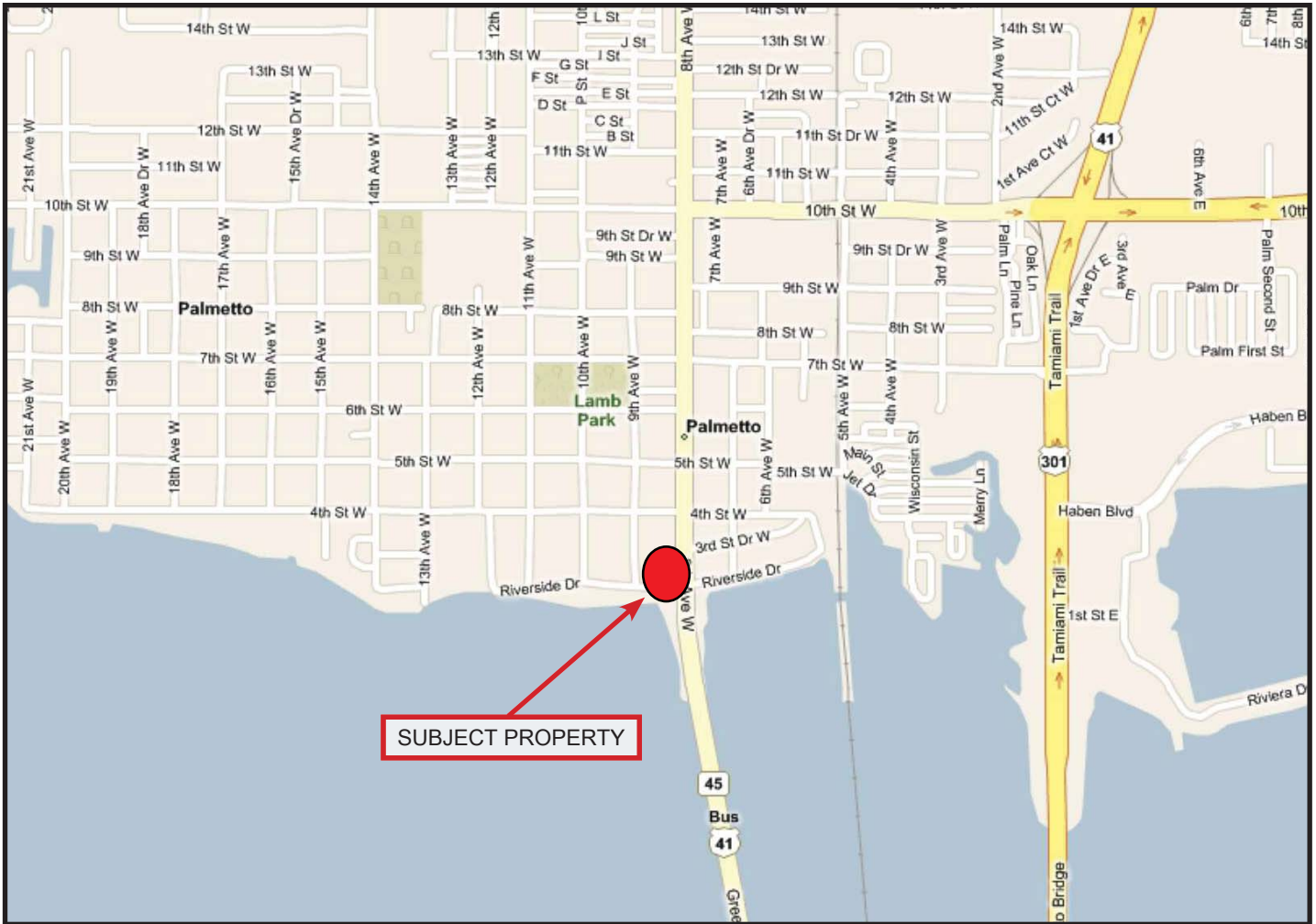
Features:

- Year Built: 1972
- 3-bay garage and car wash
- Zoning: Commercial
- Access north/south on US
Hwy. 41
- Traffic Count: 35,000 AADT
on SR 45/US 41B, Green
Bridges north of Riverside
Dr.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$49,389
- 2008 Real Estate Taxes:
\$10,703.46 ±

Sales Price: \$900,000

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	8,784	66,251	154,061
■ 2008 Est. Households	3,136	25,353	65,526
■ 2008 Est. Avg. HH Income	\$48,732	\$49,389	\$51,602