

- **Building Size:**
1,478 ± SF food mart
- **Land Size:** 22,533 ± SF or
0.52 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

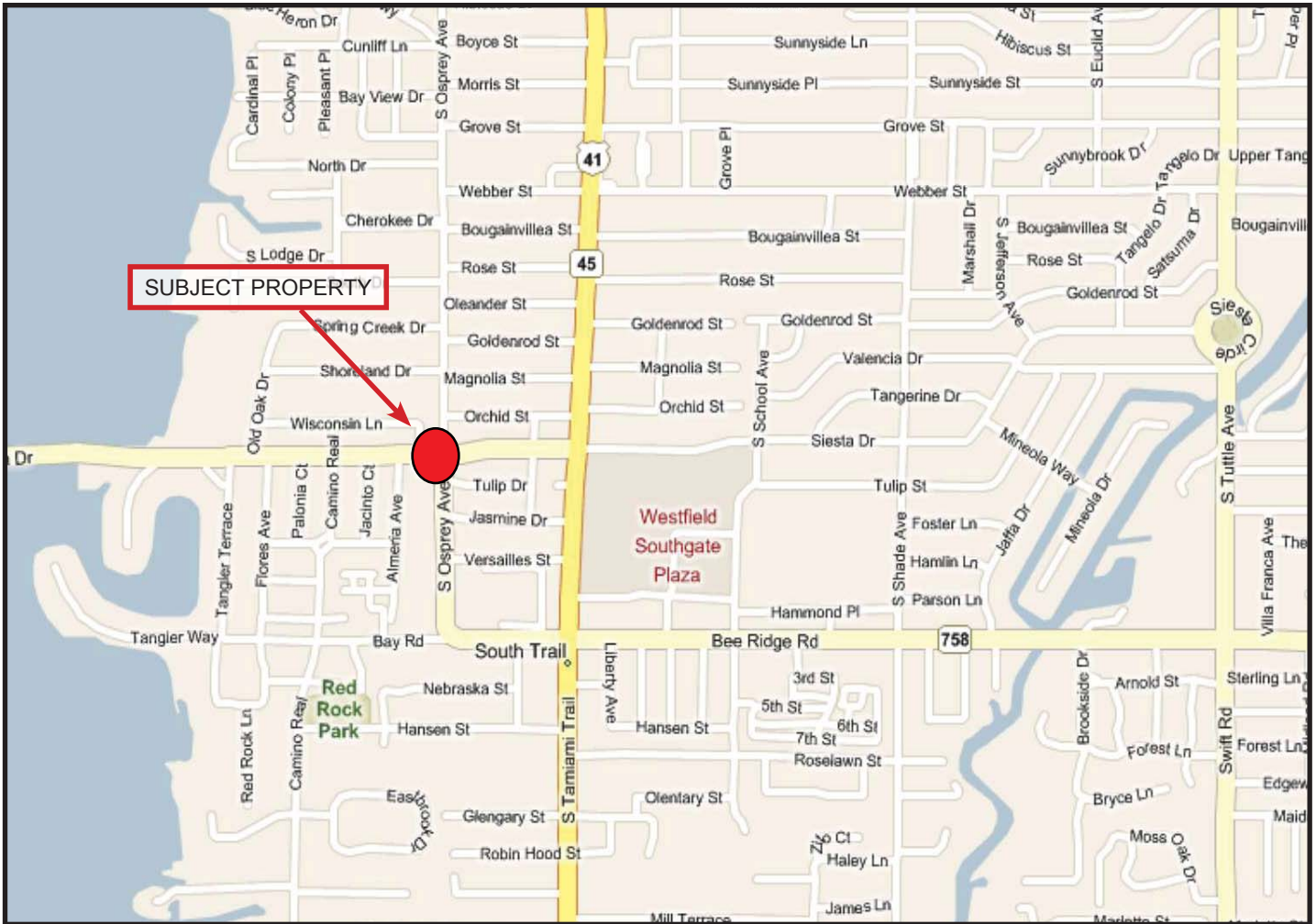
Features:

- Year Built: 1966
- Food mart and car wash
- Zoning: Commercial
- Traffic light intersection
- Access north/south on
Osprey Ave.
- Traffic Count: 13,900 AADT
on Osprey Ave., south of
Siesta Dr.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$72,638
- 2008 Real Estate Taxes:
\$15,165.12 ±

Sales Price: \$1,350,000

For more information, please
contact:

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



Demographics:

| | <u>1 mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|----------------------------|---------------|----------------|----------------|
| ■ 2008 Est. Population | 6,737 | 70,155 | 149,030 |
| ■ 2008 Est. Households | 3,327 | 34,435 | 69,840 |
| ■ 2008 Est. Avg. HH Income | \$79,906 | \$72,638 | \$69,902 |