



- **Building Size:**
4,154 ± SF base area and canopy
- **Land Size:** 31,791 ± SF or 0.73 ± acres
- **Shell branded, 15 year fuel agreement remaining, subject to short term Dealer lease**

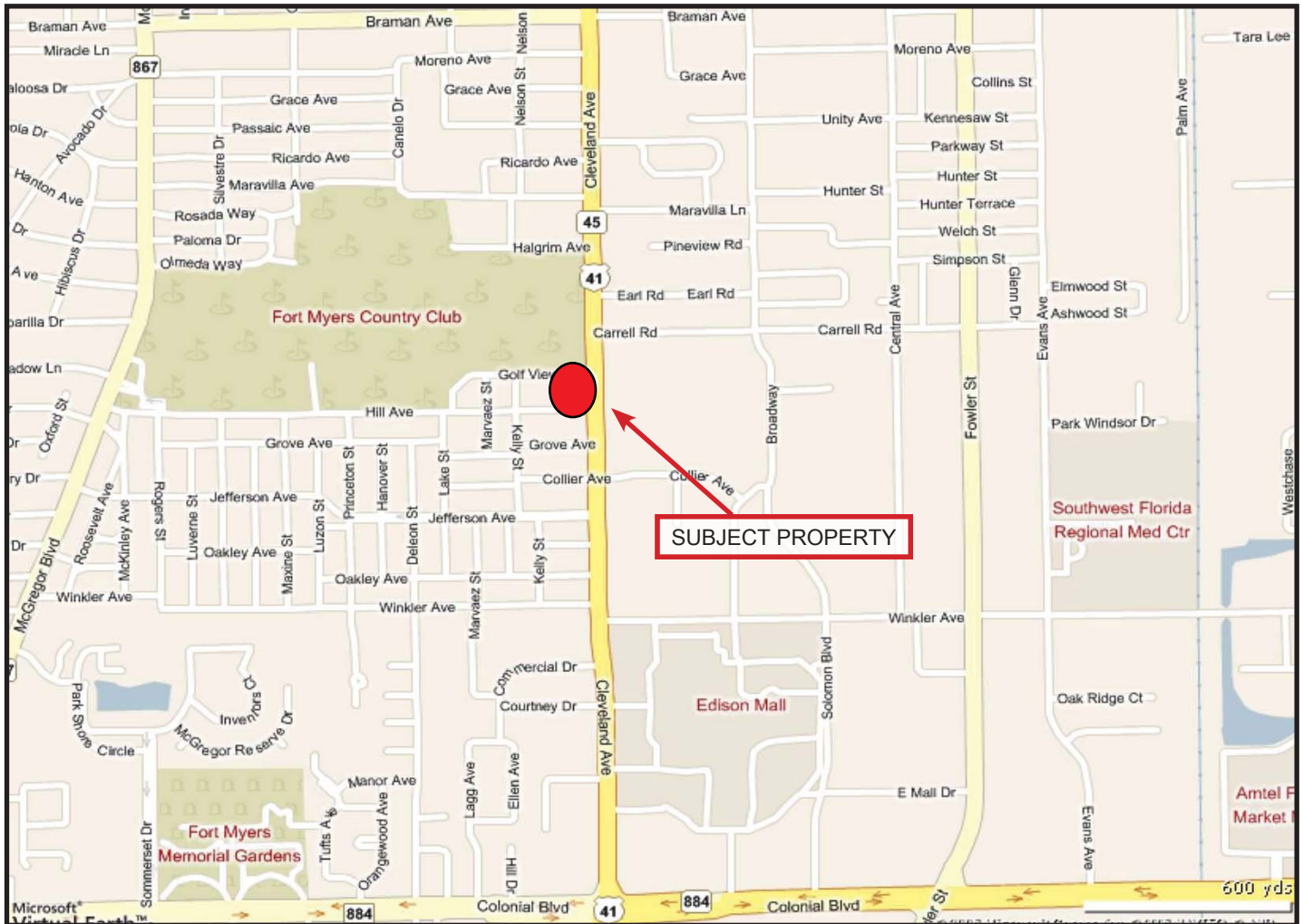
Features:

- Year Built: 1986
- Food mart
- Zoning: Commercial
- Access north/south on Cleveland Ave.
- Traffic Count: 54,500 AADT at US Hwy. 41. and Hanson St.
- 2008 Estimated Avg. HH Income (3 mile radius): \$52,218
- 2008 Real Estate Taxes: \$17,699.61 ±

Sales Price: \$1,450,000

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	11,329	55,062	145,753
■ 2008 Est. Households	4,969	23,395	63,381
■ 2008 Est. Avg. HH Income	\$49,722	\$54,018	\$57,688