



- **Building Size:**
1,936 ± SF base area
2,880± SF canopy
576 ± SF car wash
- **Land Size:** 32,104 ± SF or
0.737 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

Features:

- Year Built: 1989
- Food mart and car wash
- Zoning: Commercial
- Access north/south on 1st St. and west/east on 301 Blvd. E
- Traffic Count: 29,500 AADT at 1st St. and 301 Blvd.
- 2008 Estimated Avg. HH Income (3 mile radius): \$43,429
- 2008 Real Estate Taxes: \$8,589.01 ±

Sales Price: \$850,000

For more information, please contact:

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Demographics:

1 mile

3 miles

5 miles

■ 2008 Est. Population	12,113	106,687	188,824
■ 2008 Est. Households	5,095	45,798	80,810
■ 2008 Est. Avg. HH Income	\$36,027	\$43,429	\$50,466