

- **Building Size:**
1,800 ± SF base area
2,914 ± SF canopy
- **Land Size:** 19,600 ± SF or
0.45 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

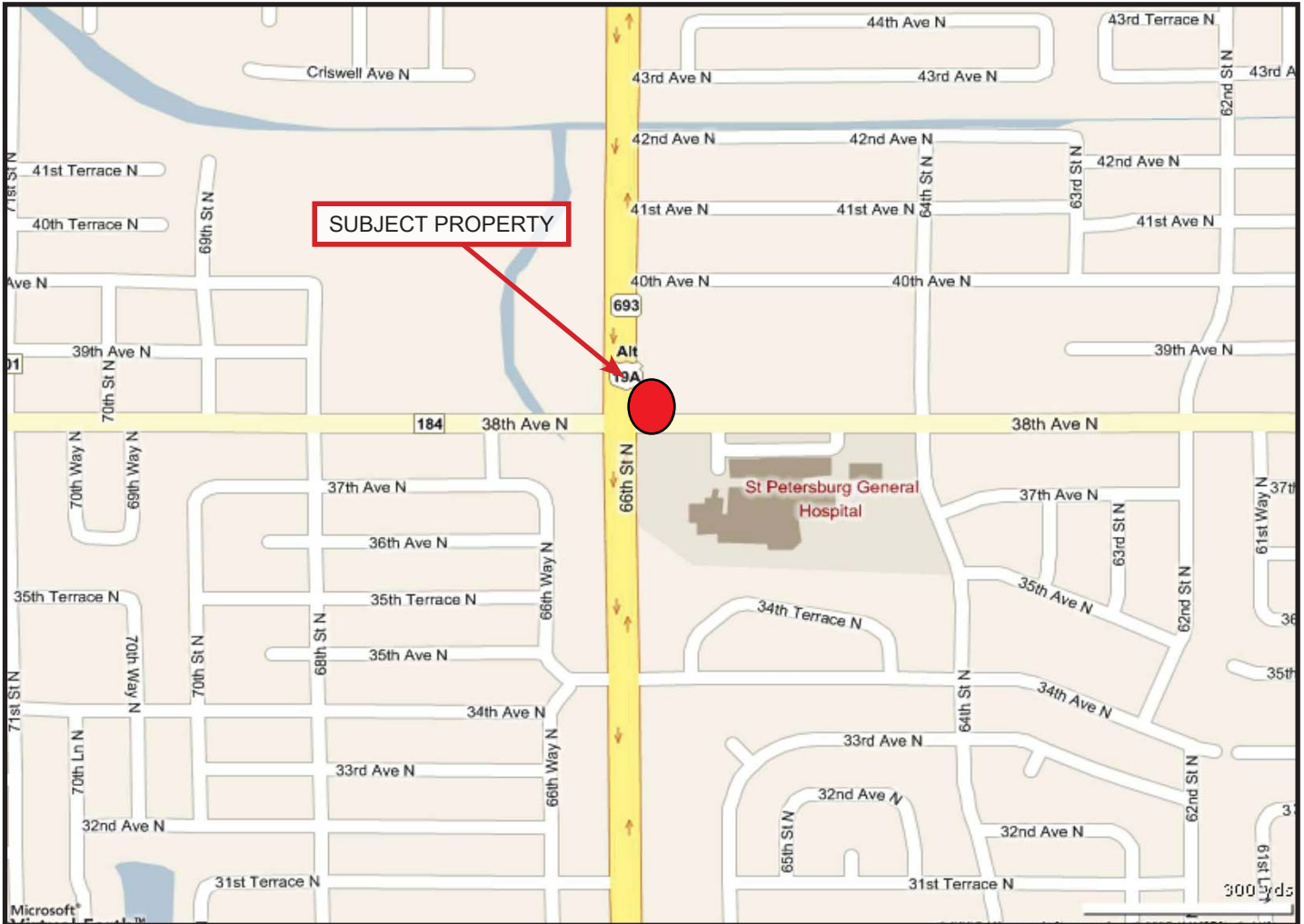
Features:

- Year Built: 1990
- Food mart and car wash
- Zoning: Commercial
- Traffic light intersection
- Access north/south on 66th
St. and east/west on 38th
Ave. N
- Traffic Count: 44,500 AADT
at 66th St. and Tyrone Blvd.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$52,218
- 2008 Real Estate Taxes:
\$9,682.29 ±

Sales Price: \$875,000

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	14,519	100,543	261,006
■ 2008 Est. Households	6,224	43,371	116,508
■ 2008 Est. Avg. HH Income	\$48,211	\$52,218	\$53,370