

- **Building Size:**
4,155 ± SF base area
3,475 ± SF canopy
- **Land Size:** 28,800 ± SF or
0.66 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

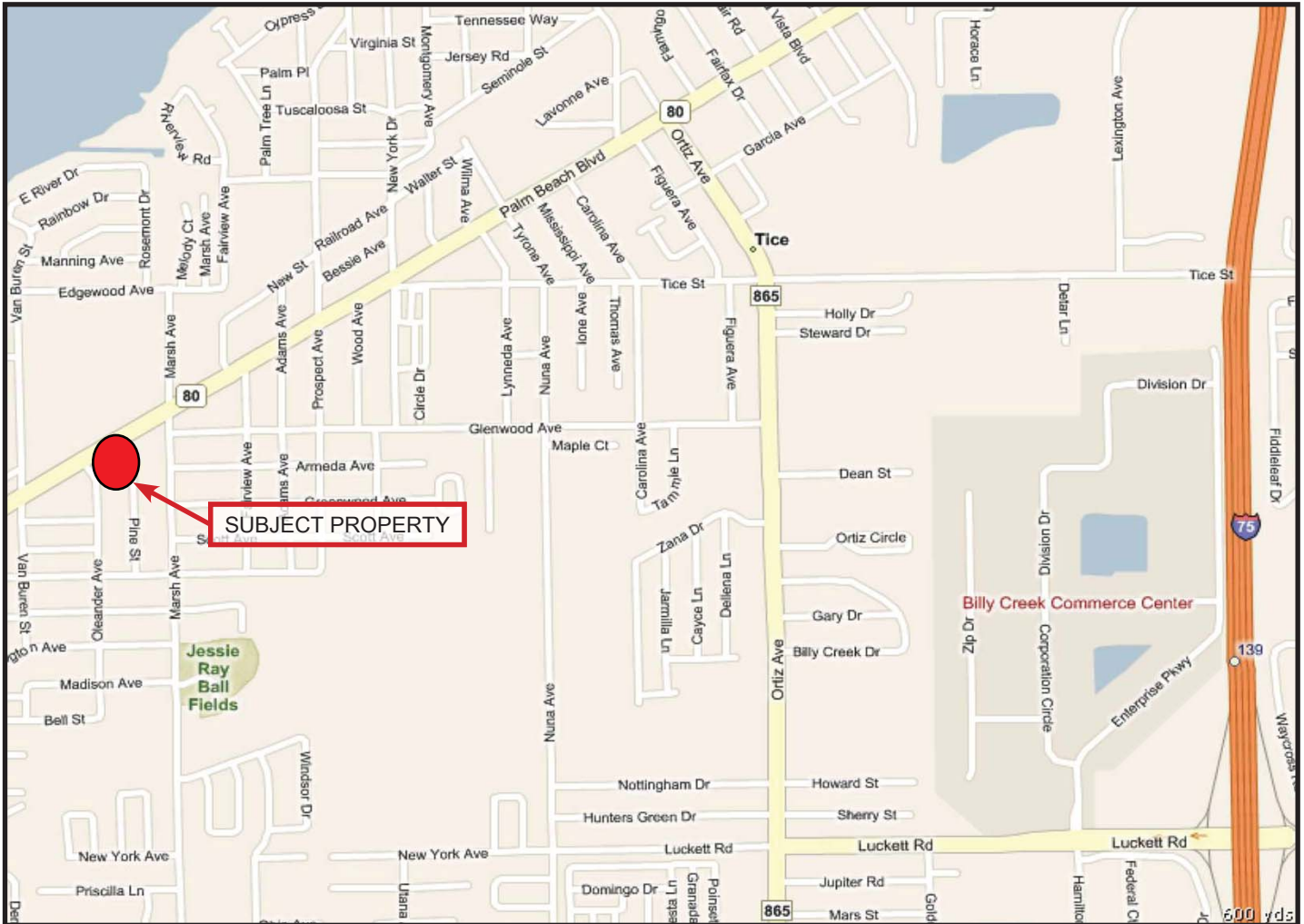
Features:

- Year Built: 1986
- Food mart
- Zoning: Commercial
- Access north/south on Palm
Beach Blvd.
- Traffic Count: 21,500 AADT
at Palm Beach Blvd. and
Shoemaker Blvd.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$52,218
- 2008 Real Estate Taxes:
\$11,443.22 ±

Sales Price: \$1,300,000

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	11,350	42,206	91,839
■ 2008 Est. Households	3,697	16,290	38,902
■ 2008 Est. Avg. HH Income	\$39,948	\$41,776	\$45,145