

- **Building Size:**
1,914 ± SF base area
1,599 ± SF canopy
- **Land Size:** 22,500 ± SF or
0.52 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

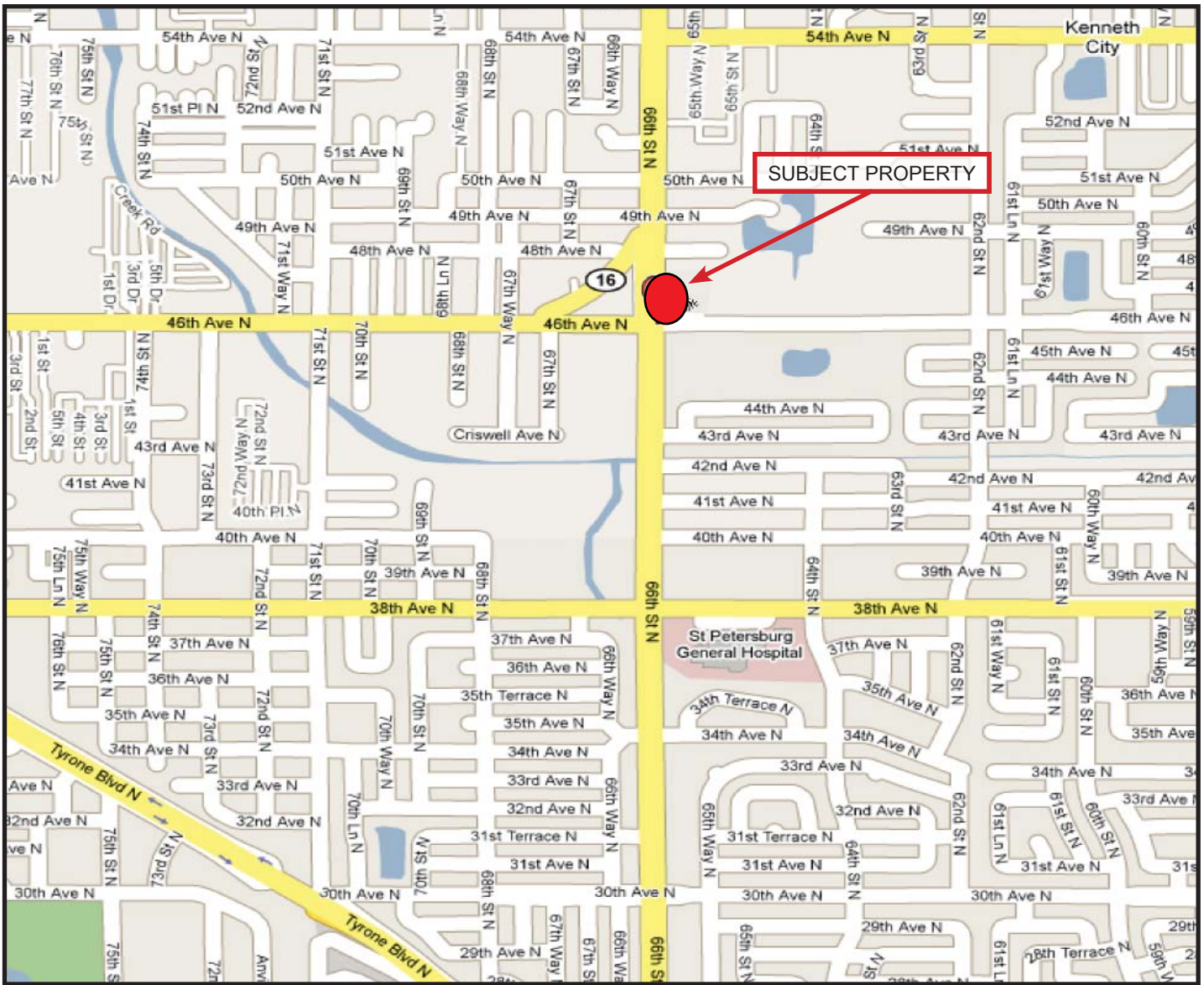
Features:

- Year Built: 1970
- 3-bay garage
- Zoning: Commercial
- Traffic signal intersection
- Access north/south on 66th
St. North and east/west on
46th Ave. North
- Traffic Count: 38,000 AADT
at US Alt. 19 and 66th St.
north of Tyrone Blvd.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$51,864
- 2008 Real Estate Taxes:
\$8,578.13 ±

Sales Price: \$650,000

For more information, please
contact:

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Demographics:

1 mile

3 miles

5 miles

■ 2008 Est. Population	15,291	105,092	261,815
■ 2008 Est. Households	6,515	44,905	116,264
■ 2008 Est. Avg. HH Income	\$45,451	\$51,864	\$53,416