

- **Building Size:**
1,768 ± SF base area
2,275 ± SF canopy area
- **Land Size: 28,000 ± SF or 0.64 ± acres**
- **Shell branded, 15 year fuel agreement remaining, subject to short term Dealer lease**

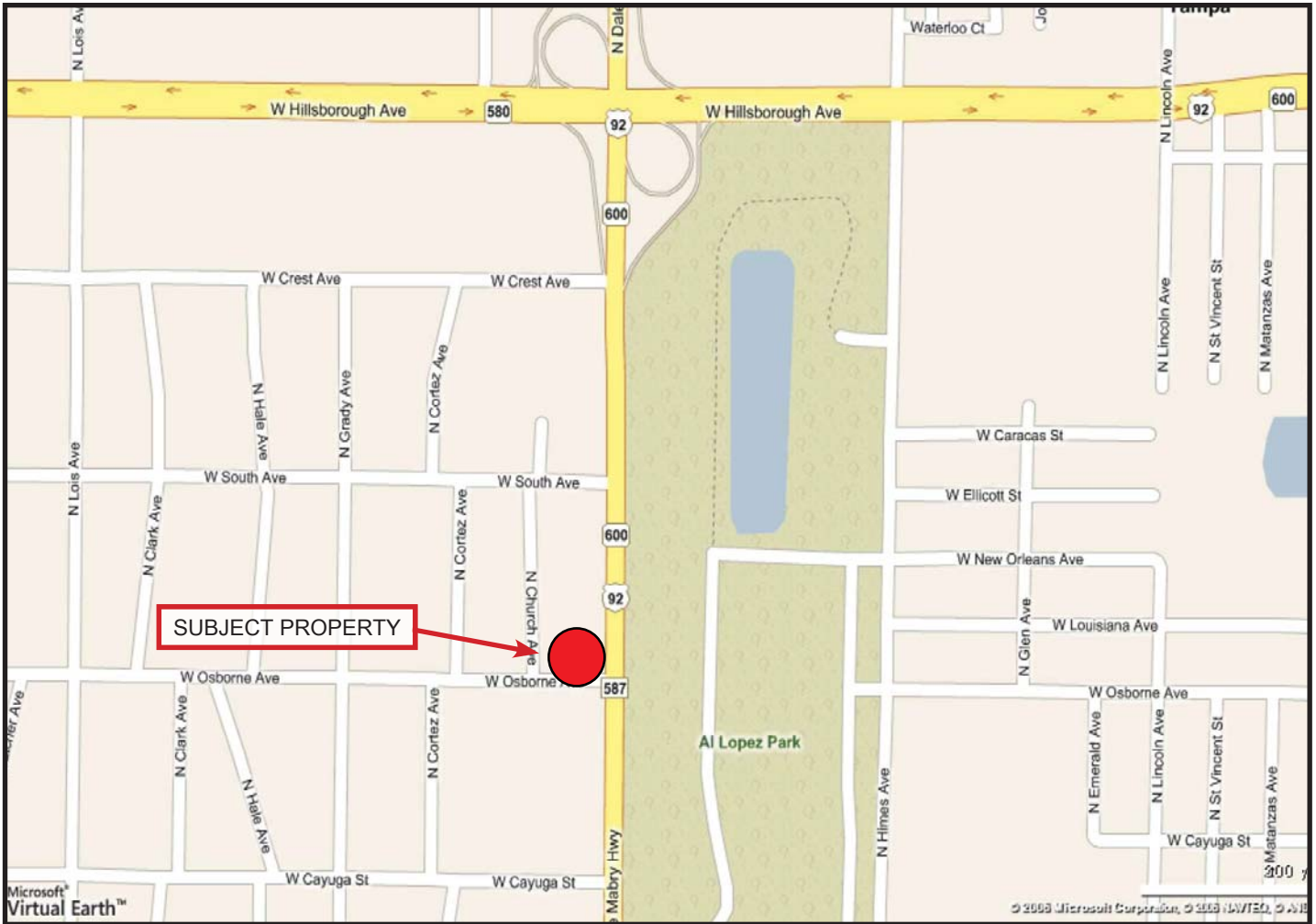
Features:

- Year Built: 1965
- Food mart
- Zoning: Commercial
- Access north/south on Dale Mabry Hwy. and east/west on Osborne Ave.
- Traffic Count: 76,500 AADT on Dale Mabry north of Hillsborough Ave.
- 2008 Estimated Avg. HH Income (3 mile radius): \$45,465
- 2008 Real Estate Taxes: \$12,493.97 ±

Sales Price: \$1,260,000

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	9,722	99,133	280,433
■ 2008 Est. Households	3,913	40,320	116,127
■ 2008 Est. Avg. HH Income	\$41,298	\$45,465	\$57,264