

- **Building Size:**
5,420 ± SF base area
5,375 ± SF canopy
- **Land Size:** 53,540 ± SF or
1.23 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

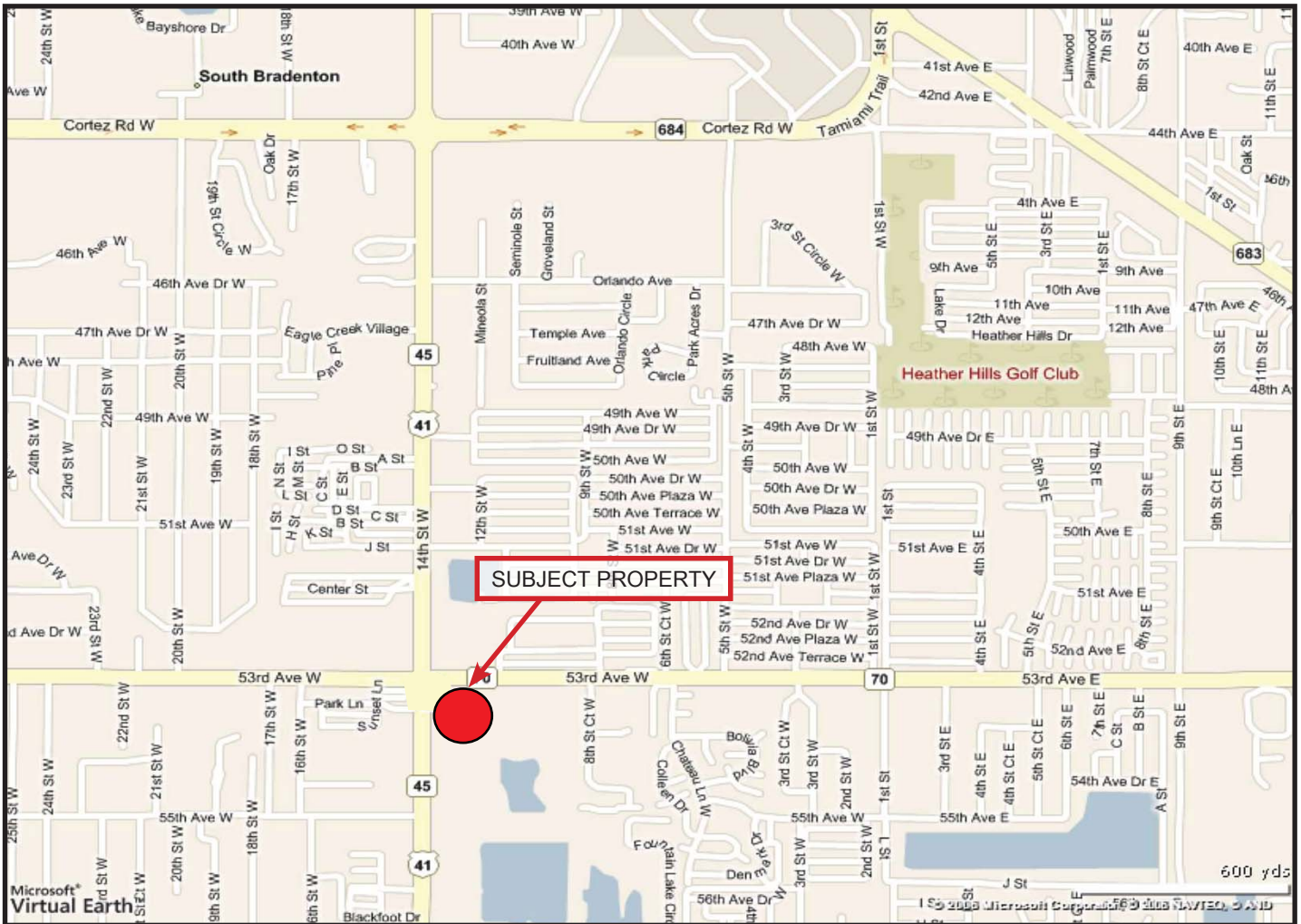
Features:

- Year Built: 1989
- 4-bay garage and car wash
- Zoning: Commercial
- At traffic light intersection
- Access north/south on 14th St. and west/east on 53rd Ave. W
- Traffic Count: 46,500 AADT at 14th St. and 53rd Ave.
- 2008 Estimated Avg. HH Income (3 mile radius): \$44,225
- 2008 Real Estate Taxes: \$18,692.99 ±

Sales Price: \$1,700,000

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	15,199	97,625	166,726
■ 2008 Est. Households	7,798	43,441	72,787
■ 2008 Est. Avg. HH Income	\$37,200	\$44,225	\$49,720