

- **Building Size:**
3,389 ± SF base area
- **Land Size:** 40,000 ± SF or
0.92 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

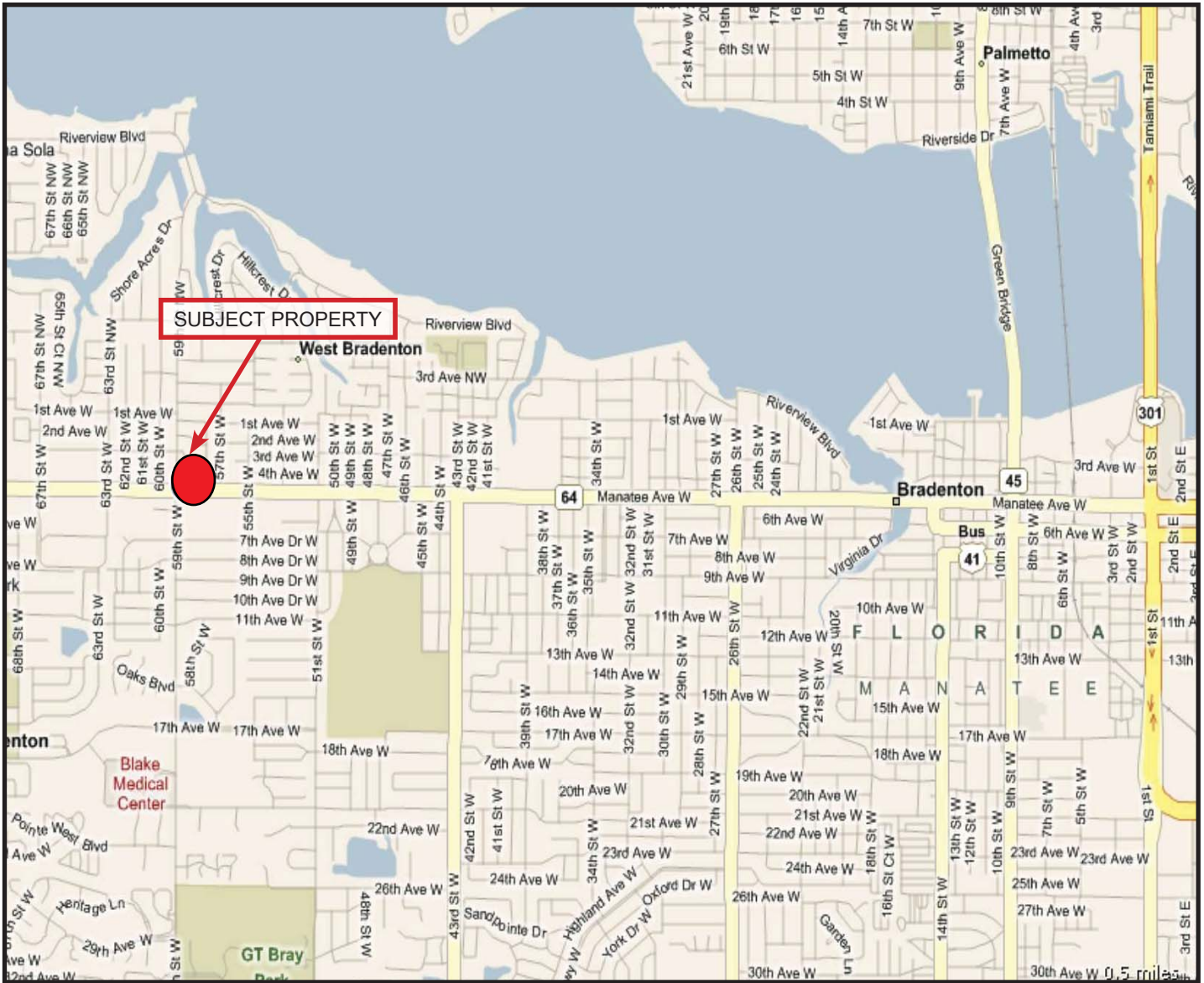
Features:

- Year Built: 1972
- 4-bay garage, food mart and
car wash
- Zoning: Commercial
- Traffic light intersection
- Access west/east on
Manatee Avenue
- Traffic Count: 46,000 AADT
at SR 64, west of 43rd St.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$58,860
- 2008 Real Estate Taxes:
\$10,006.16 ±

Sales Price: \$1,500,000

For more information, please
contact:

Brent Lindsey
Sr. Vice President
813.639.1111
blindsey@commercialfl.com



Demographics:

1 mile

3 miles

5 miles

■ 2008 Est. Population	9,722	68,972	139,453
■ 2008 Est. Households	4,202	30,682	61,321
■ 2008 Est. Avg. HH Income	\$70,618	\$58,860	\$51,417