

- **Building Size:**  
1,943 ± SF base area
- **Land Size:** 25,700 ± SF or  
0.59 ± acres
- **Land lease from Sarasota/  
Manatee Airport Authority**
- **Shell branded, 15 year  
fuel agreement remain-  
ing, subject to short term  
Dealer lease**

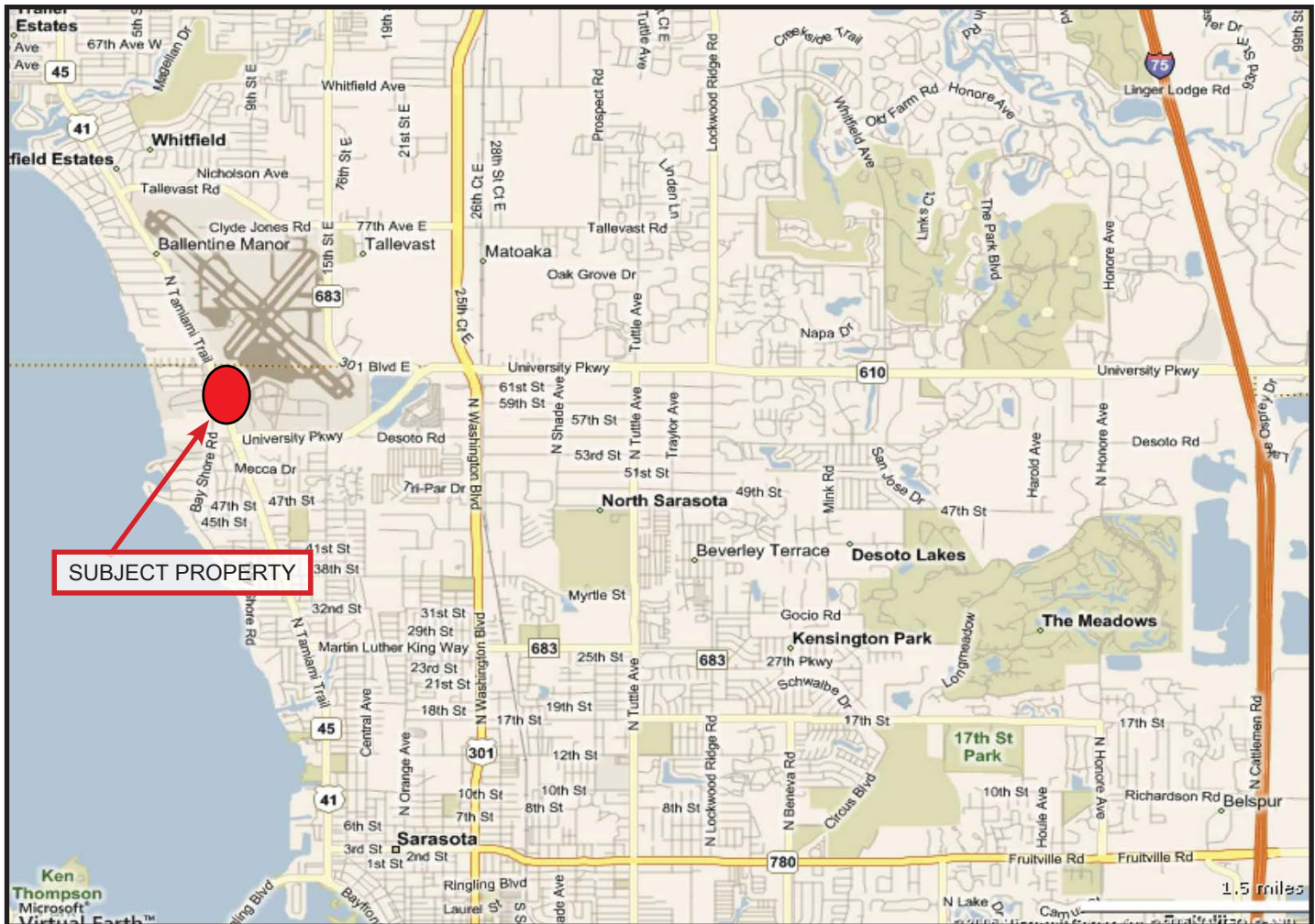
### Features:

- Year Built: 1969
- Food mart
- Zoning: Commercial
- Traffic light intersection
- Access north/south on  
Tamiami Trail and east/west  
on College Ave.
- Traffic Count: 42,500  
AADT at Tamiami Trail and  
Manatee/Sarasota county  
line
- 2008 Estimated Avg. HH  
Income (3 mile radius):  
\$48,884
- 2008 Real Estate Taxes:  
\$7,988.06 ±

### Sales Price: \$65,000

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	3,000	30,223	134,125
■ 2008 Est. Households	1,338	12,968	61,714
■ 2008 Est. Avg. HH Income	\$55,373	\$48,884	\$61,457