

- **Building Size:**
632 ± SF base area
1,304 ± SF car wash
- **Land Size:** 39,880 ± SF or
0.92 ± acres
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**

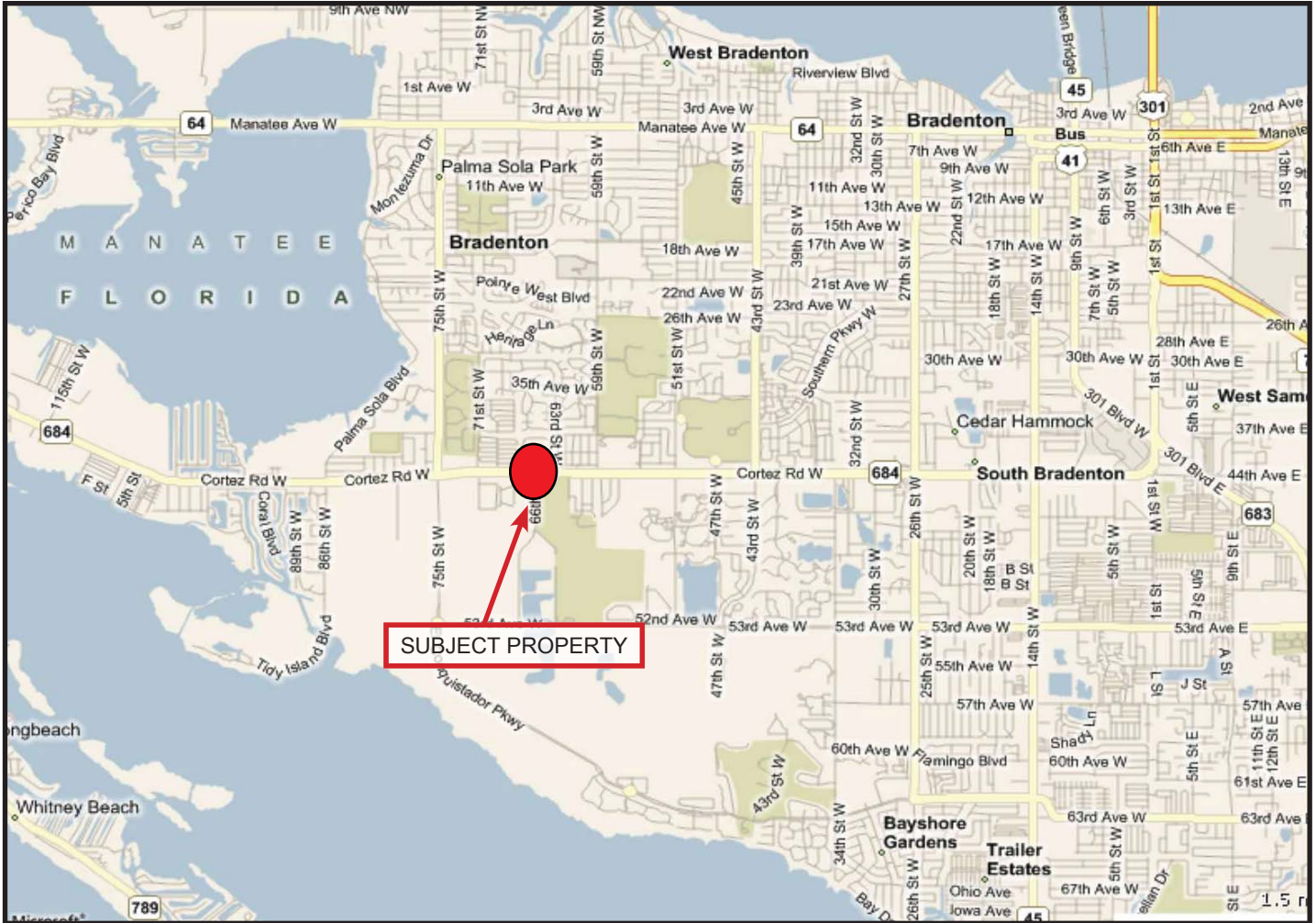
Features:

- Year Built: 1987
- Food mart and car wash
- Zoning: Commercial
- Traffic light intersection
- Access west/east on Cortez
Road
- Traffic Count: 43,500 AADT
on SR 684, west of 51st St.
- 2008 Estimated Avg. HH
Income (3 mile radius):
\$54,180
- 2008 Real Estate Taxes:
\$11,709.58 ±

Sales Price: \$1,350,000

For more information, please
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Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
■ 2008 Est. Population	9,988	66,492	142,432
■ 2008 Est. Households	4,815	31,413	64,986
■ 2008 Est. Avg. HH Income	\$50,744	\$54,180	\$52,243