

- **Building Size:**
4,322 ± SF base area
- **Land Size:** 19,800 ± SF or
0.45 ± acres, plus 17,262 ±
vacant lot
- **Shell branded, 15 year
fuel agreement remain-
ing, subject to short term
Dealer lease**
- **UST 2009 Compliant**

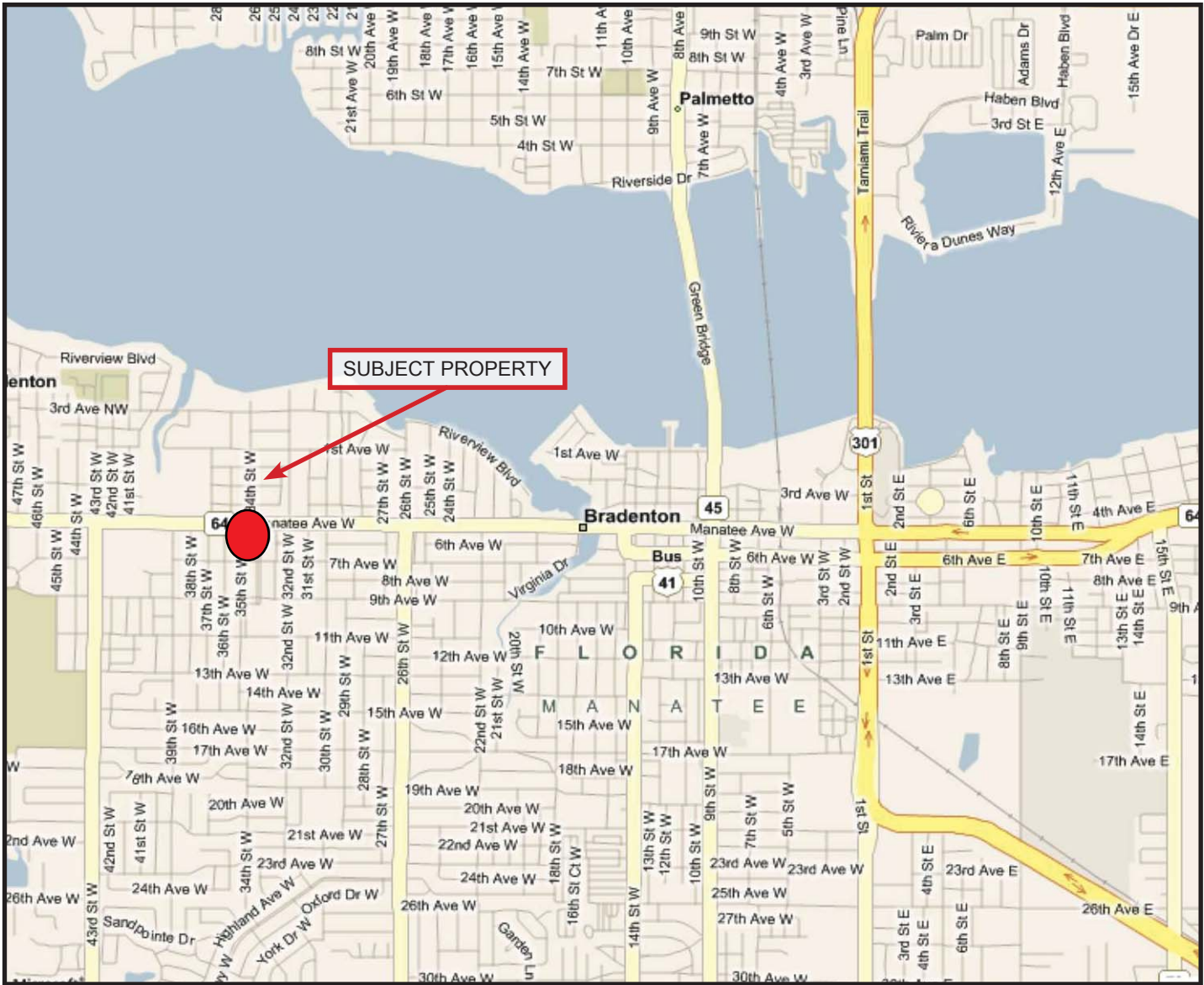
Features:

- **Year Built:** 1958 & 1994
- **6-bay garage**
- **Zoning:** Commercial
- **Access west/east on
Manatee Avenue**
- **Traffic Count:** 43,500 AADT
at SR 64, east of 26th St.
- **2008 Estimated Avg. HH
Income (3 mile radius):
\$50,316**
- **2008 Real Estate Taxes:
\$6,662.03 ±**

Sales Price: \$1,312,500

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	9,410	88,757	170,054
■ 2008 Est. Households	3,736	37,861	72,980
■ 2008 Est. Avg. HH Income	\$63,651	\$50,316	\$53,416