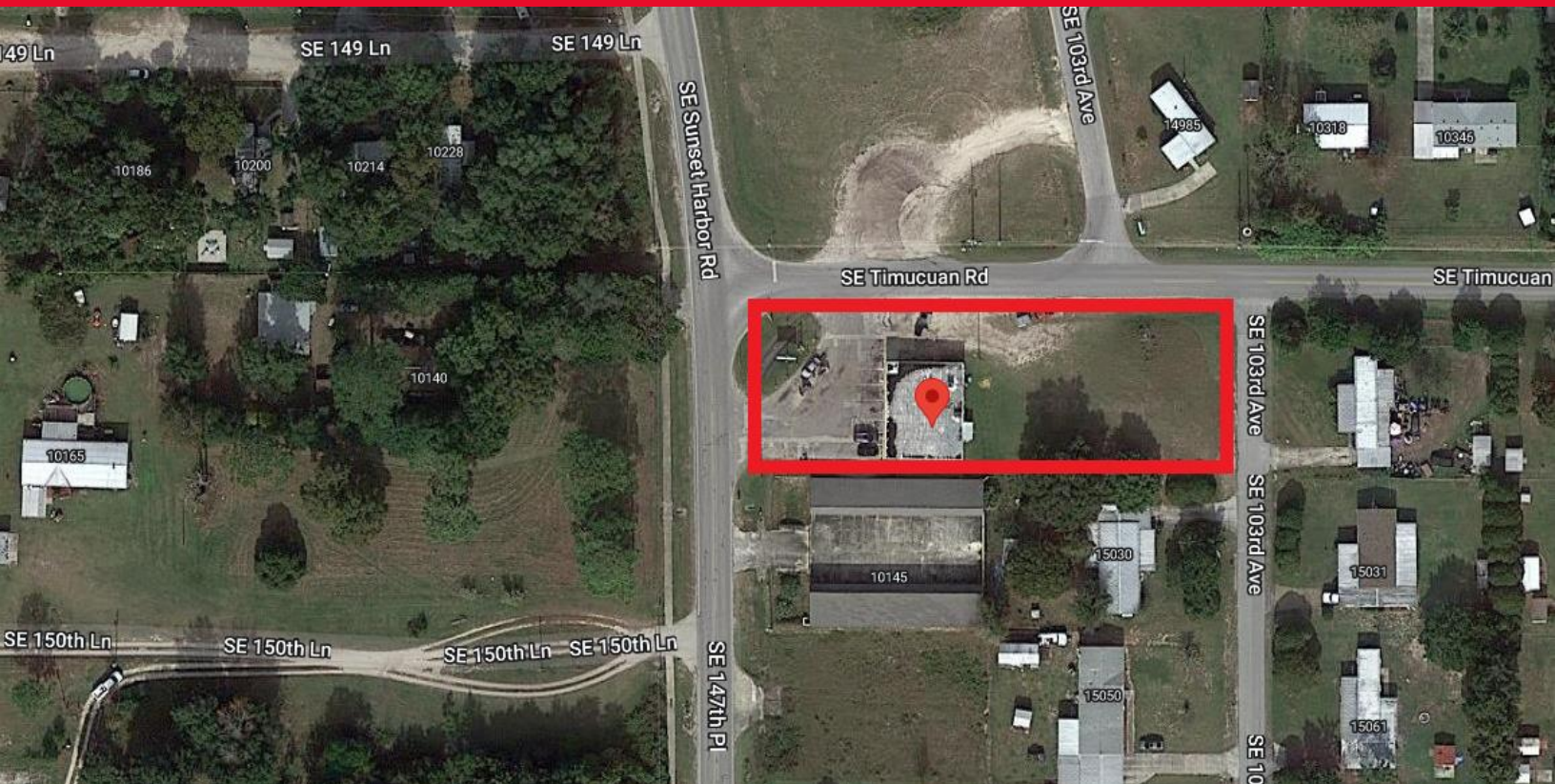


FOR SALE

**10143 SE Sunset Harbor Rd
Summerfield, FL 34491**

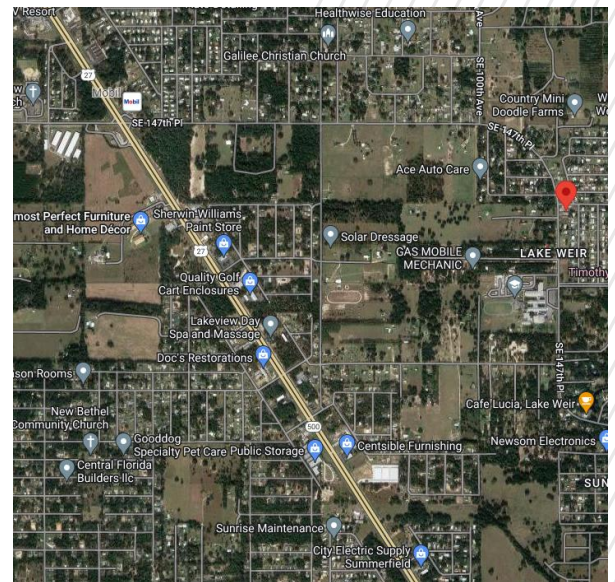


PROPERTY HIGHLIGHTS

Former gas station/convenience store. The tanks have been removed. Located just off of US HWY 441. HWY 441 is the largest retail thoroughfare in Summerfield.

BUILDING SF	2,562
LAND SF	24,904
YEAR BUILT	1974
PARKING	9 Spaces
TRAFFIC COUNTS	4,400 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	2,230
3-MILE (POP.)	26,403
MED. INCOME	\$56,085
SPACE USE	Gas Station



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REED FETTER
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FOR SALE

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Summerfield, FL 34491

HIGHLIGHTS

The property is the main convenience store in the area. Major exposure to the Summerfield Neighborhoods.



LEGAL INFORMATION

TAX PARCEL ID	4770-079-000
ZONING	B-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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