

# 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



#### **JEFF SCHEIDEGGER**

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#### **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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