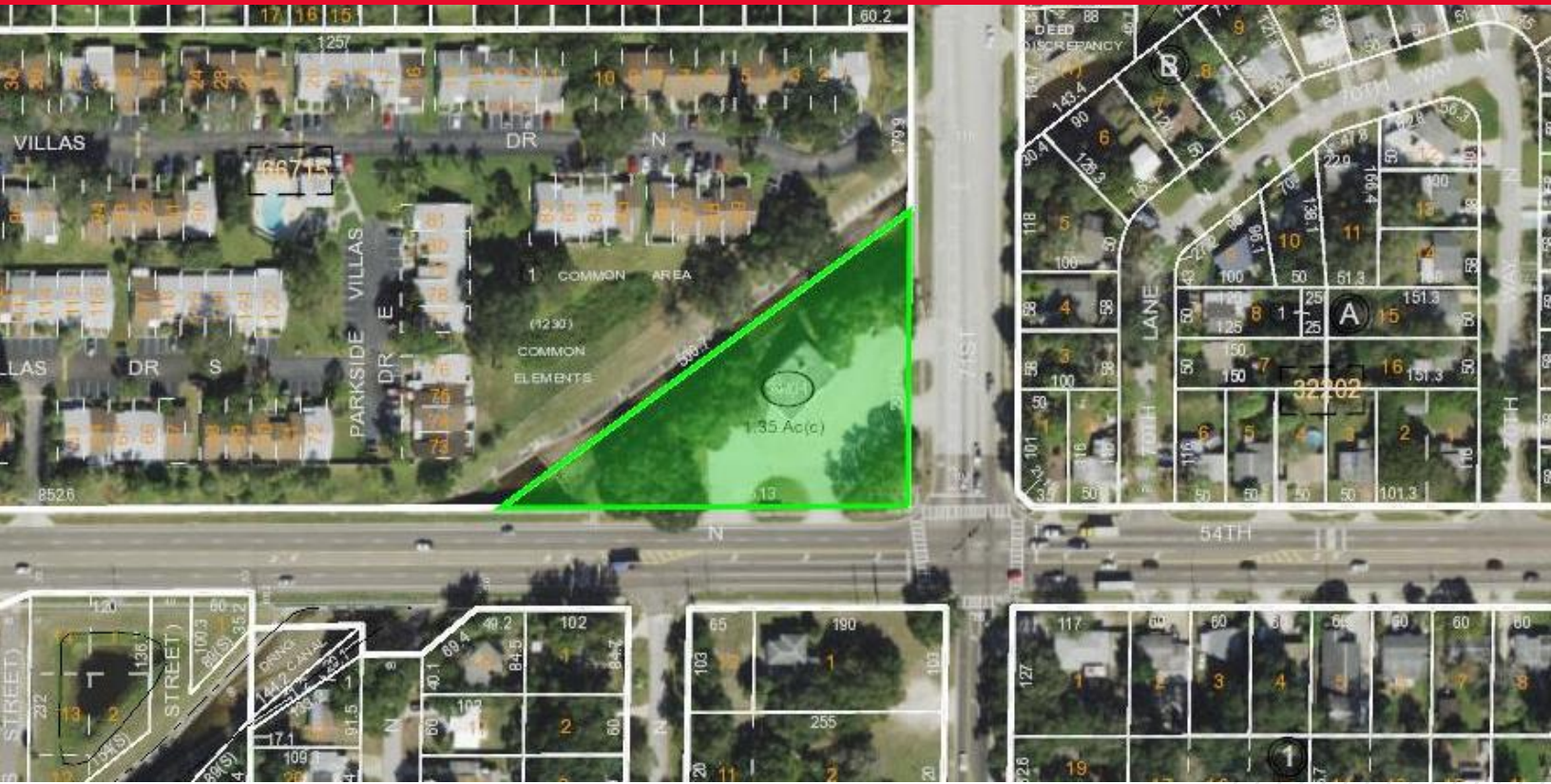


FOR SALE

Signalized Hard Corner

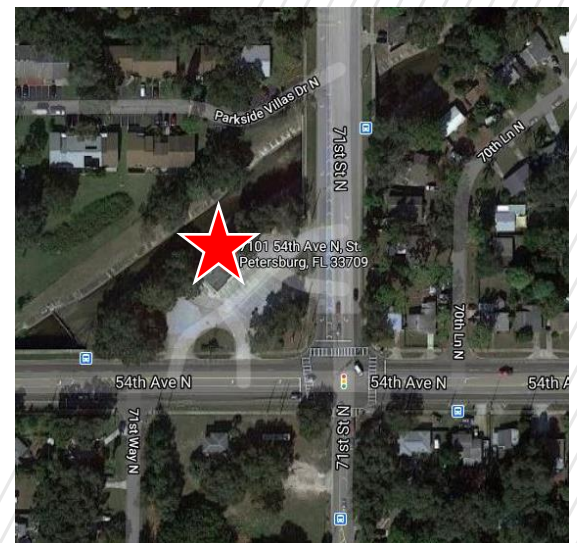
7101 54th Avenue North, St. Petersburg, FL 33709



PROPERTY HIGHLIGHTS

1.36-acre Signalized Hard Corner Property, located at NWC of 54th Avenue North (17,000 VPD) and 71st Street (15,400 VPD). Excellent Visibility and Frontage on both streets. Superior access: four points of ingress / egress. Dedicated pylon sign on 54th Avenue North.

BUILDING SF	2,680 SF	SIGNAGE TYPE	Pylon
LAND SF	59,242 SF	1-MILE (POP.)	13,955
YEAR BUILT	1985	3-MILE (POP.)	99,074
PARKING	24 Spaces	MED. INCOME	\$52,126
TRAFFIC COUNTS	32,400 VPD	SPACE USE	Gas Station / C-Store



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OVERVIEW

Urban Infill Location. Densely populated trade area. Located in proximity to a Publix-anchored shopping center, Walgreens, McDonald's and CVS.



LEGAL INFORMATION

TAX PARCEL ID	31-30-16-00000-340-0100
2020 RE TAXES	\$6.05/SF (2020)
ZONING	RPD-10



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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