

**FOR SALE**

**Signalized Hard Corner**

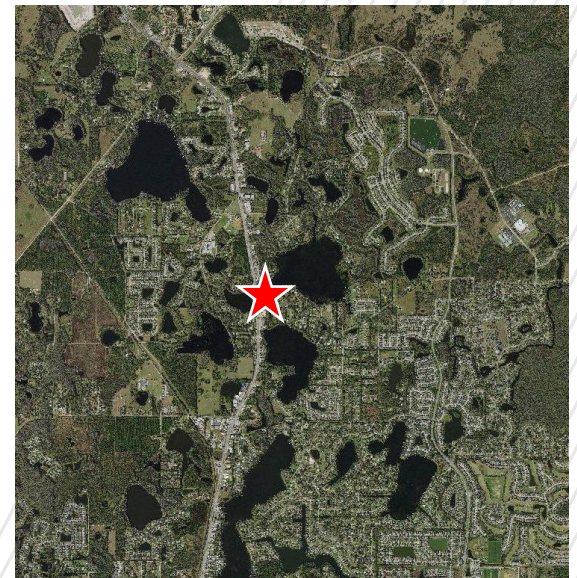
**4736 U.S. Highway 41, Land O Lakes, FL 34639**



**PROPERTY HIGHLIGHTS**

0.41-acre Signalized Hard Corner Property, located at NEC of U.S. Highway 41 (43,000 VPD) and Hale Road (5,000 VPD). Excellent Visibility, Access and Frontage on both streets. Located adjacent to Pasco County Fire Rescue. Prominent pylon sign on U.S. Highway 41.

<b>BUILDING SF</b>	1,980 SF	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	17,860 SF	<b>1-MILE (POP.)</b>	3,841
<b>YEAR BUILT</b>	1988	<b>3-MILE (POP.)</b>	32,772
<b>PARKING</b>	12 Spaces	<b>MED. INCOME</b>	\$88,623
<b>TRAFFIC COUNTS</b>	48,000 VPD	<b>SPACE USE</b>	Gas Station / C-Store



**JEFF SCHEIDEGGER**  
Account Contact  
+1 314 384 8662  
jeff.scheidegger@cushwake.com

**PATRICK BERMAN**  
Managing Director  
+1 813 204 5363  
patrick.berman@cushwake.com

**JASON DONALD**  
Managing Director  
(813) 204-5329  
jason.donald@cushwake.com

## FOR SALE

# Signalized Hard Corner

4736 U.S. Highway 41, Land O Lakes, FL 34639

### OVERVIEW

Located two miles north of State Road 54, at a heavily-trafficked intersection in Central Pasco County. Affluent, High-growth residential market. Major retailers in the trade area include Lowe's, Walmart and Publix.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	13-26-18-0020-00000-0155
<b>2020 RE TAXES</b>	\$2.58/SF (2020)
<b>ZONING</b>	C2 (Commercial)



### 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:

#### JEFF SCHEIDEGGER

Account Contact  
+1 314 384 8662  
jeff.scheidegger@cushwake.com

#### PATRICK BERMAN

Managing Director  
+1 813 204 5363  
patrick.berman@cushwake.com

#### JASON DONALD

Managing Director  
(813) 204-5329  
jason.donald@cushwake.com