

FOR SALE

**743 S HIGHWAY 41
Inverness, Florida 34450**

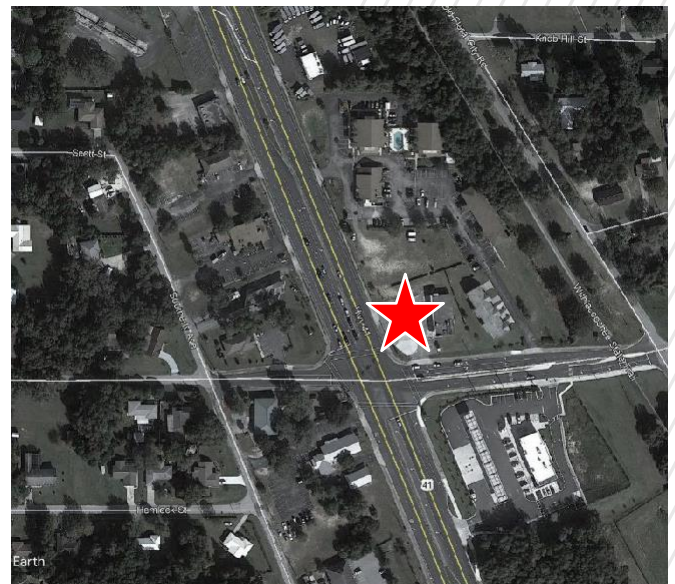


PROPERTY HIGHLIGHTS

Site has great visibility and exposure on a major market thoroughfare. Due to the properties positioning on a hard corner of a lighted intersection the property is easily accessible.

BUILDING SF	5,030 SF
LAND SF	0.83 AC
YEAR BUILT	1983
PARKING	N/A
TRAFFIC COUNTS	16,200 VPD

SIGNAGE TYPE	Monument
2-MILE (POP.)	10,159
5-MILE (POP.)	30,858
MED. INCOME	\$51,032
SPACE USE	Gas Station / Convenience Store



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OTHER INFORMATION

The Highway 41 corridor host local, regional and national retail operators and is one of the most heavily traveled thoroughfares in this submarket.



LEGAL INFORMATION

TAX PARCEL ID	20E19S21431000110
2020 RE TAXES	\$9,786.24
ZONING	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:

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