

# FOR SALE - Gas Station Orange Lake, FL



19171 N US Hwy 441  
Reddick, FL

## OFFERING SUMMARY

1 Acre +

**\$ 1,150,000**

## DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	638	\$ 38,502
3 miles	2,423	\$ 41,742
5 miles	5,584	\$ 48,098

## Property Highlights

- Business sale/acquisition with real estate
- Inside- \$60K-\$65K/ Outside- \$30K Gallons
- Over 3,000 SqFt Convenience Store
- Over 1 Acre Lot Size
- Includes 400 sq. ft separate retail building
- Parcel ID 02948-000-00
- Marion County
- Available 12/08/2022



**CAPITAL STACK**  
REAL ESTATE GROUP

1420 Celebration Blvd. Suite 200, Celebration, FL 34747  
407 Wekiva Springs Rd. Suite 207, Longwood, FL 32779

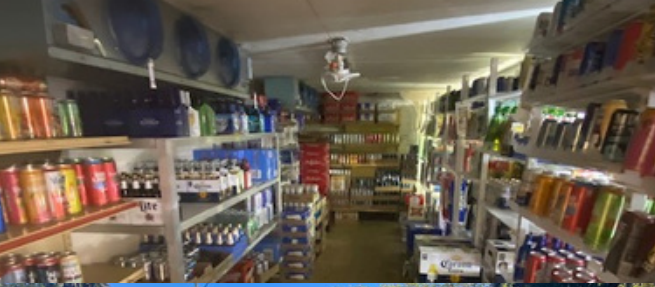
## For More Information

Louis Whitaker

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400 SqFt separate retail building

## AADT

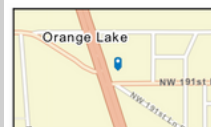
**NW 193rd St (0.03 miles S)  
8,200**



### Traffic Count Map

19171 N US Hwy 441, Reddick, Florida, 32686  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.42772  
Longitude: -82.21888



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

January 26, 2023



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