

FOR SALE

GAS STATION / RETAIL AVAILABLE IN LAKE MARY

750 West Lake Mary Boulevard Sanford, FL 32773

SALE PRICE \$2,400,000



COLDWELL BANKER
COMMERCIAL
REALTY

Hank Dajani

Senior Commercial Sales Associate

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Attractive Opportunity with Existing Use; Gas Station with under-ground Tanks, and Pumps in-place.

2020 SF C-Store; fully equipped.

Located on Busy Lake Mary Blvd; 250 Unit Apartment Complex Development One Block away,

Seminole State College; across the Street, and Several Residential Unit in the Area.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	31,398 SF
Building Size:	2,020 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	636	3,007	6,954
Total Population	1,844	8,151	18,393
Average HH Income	\$75,151	\$64,835	\$69,242

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PROPERTY DESCRIPTION

Attractive Opportunity with Existing Use; Gas Station with under-ground Tanks, and Pumps in-place.

2020 SF C-Store; fully equipped, Concrete Block / Stucco / Masonry

Located on Busy Lake Mary Blvd; 250 Unit Apartment Complex Development One Block away,

Seminole State College; across the Street, and Several Residential Unit in the Area.

LOCATION DESCRIPTION

Lake Mary Blvd; minutes to Sanford Regional Airport

Access to I-4, U.S Hwy 17/92

Highly Growth Area

Could be Redeveloped for Retail / Strip Center

Multi-Family, Single Family Homes, All Residential in Area

Lot: 31398 S.F, with over 200 Frontage

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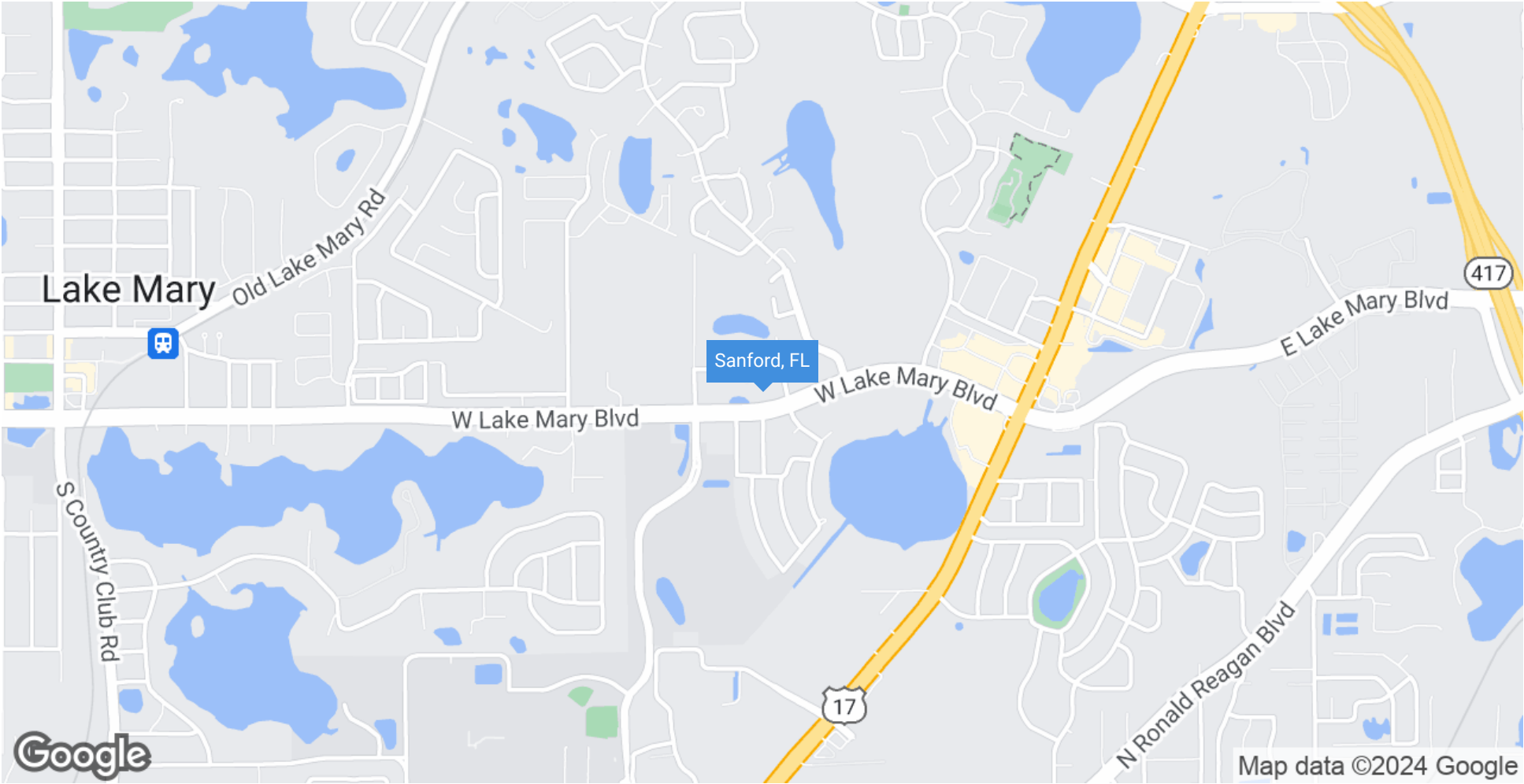


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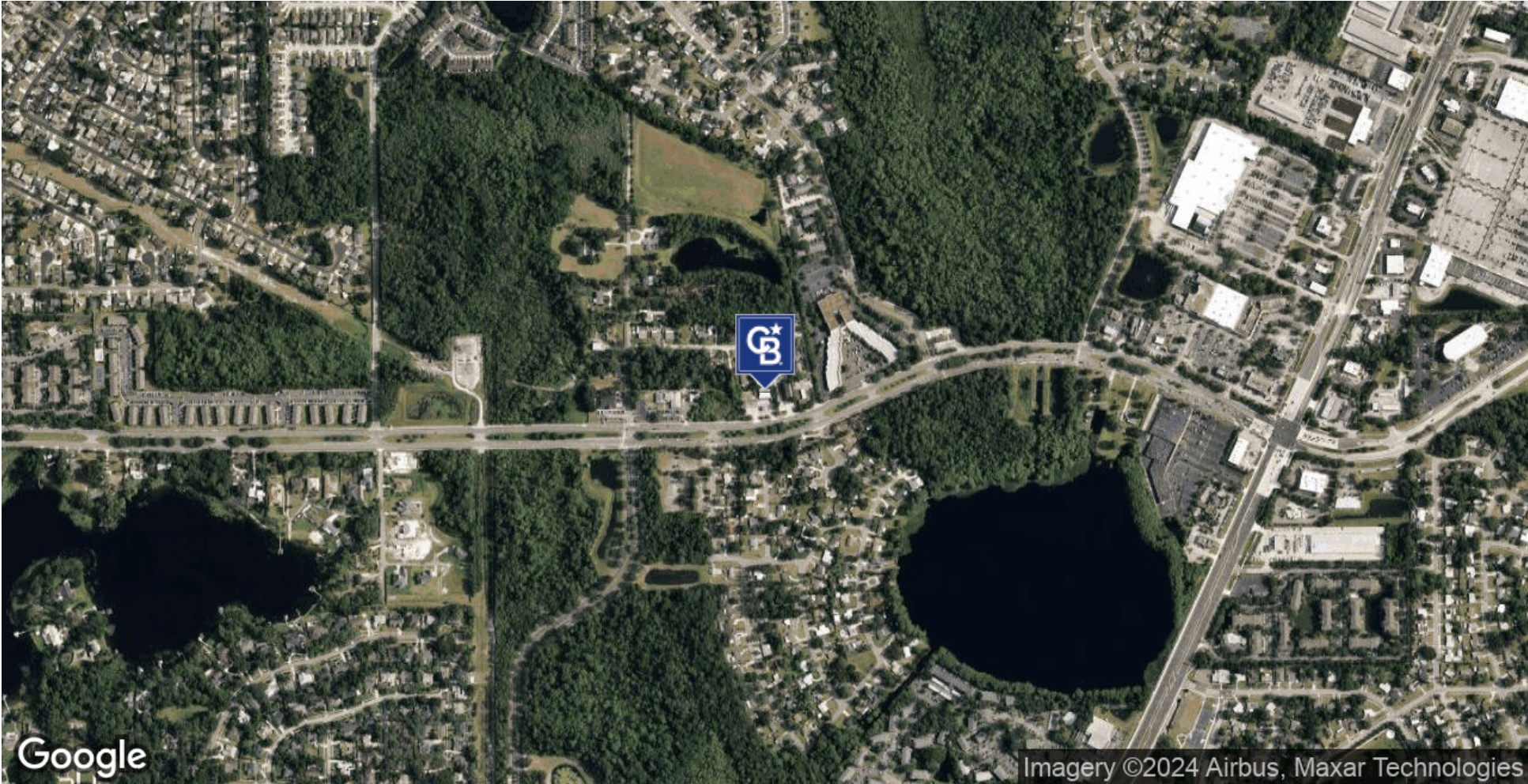
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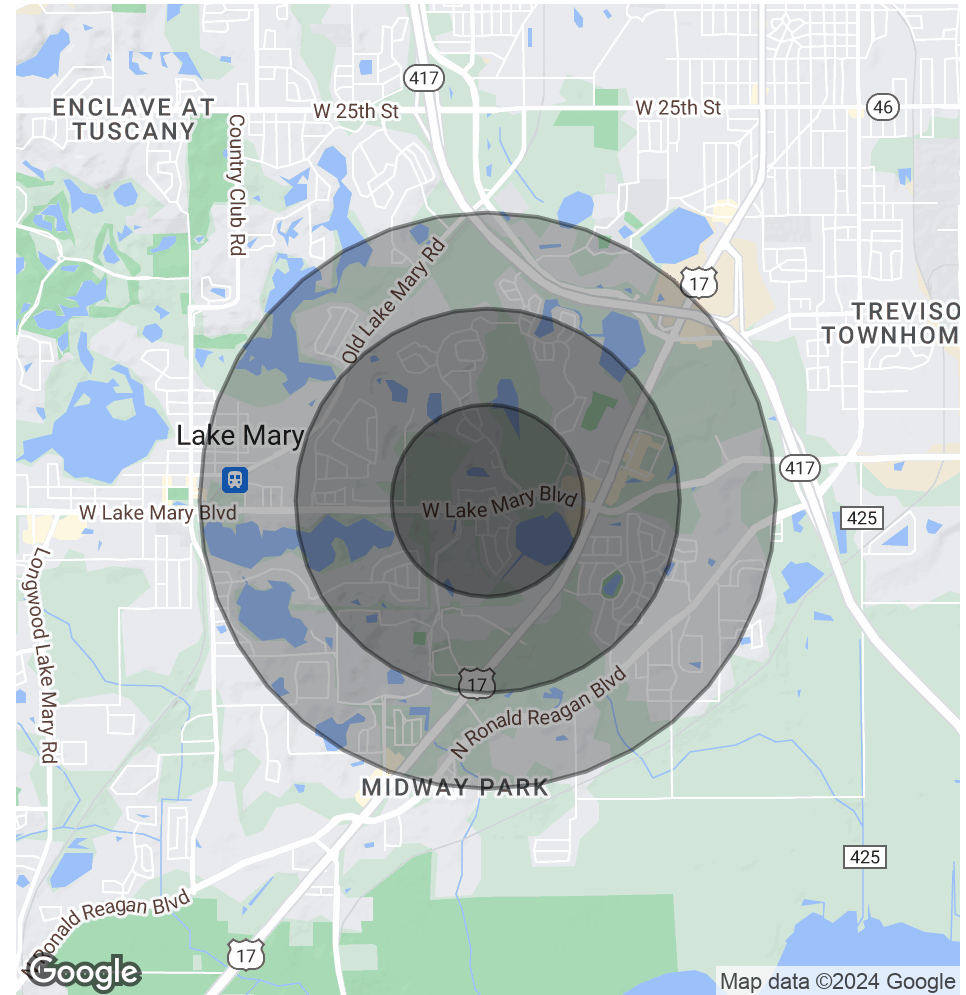
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,844	8,151	18,393
Average Age	37.1	36.2	37.1
Average Age (Male)	35.9	35.1	35.3
Average Age (Female)	39.3	38.1	39.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	636	3,007	6,954
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$75,151	\$64,835	\$69,242
Average House Value	\$208,795	\$186,798	\$192,999

2020 American Community Survey (ACS)



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