

FOR SALE

ATTRACTIVE GAS STATION IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL

SALE PRICE \$2,000,000



COLDWELL BANKER
COMMERCIAL
REALTY

Hank Dajani

Senior Commercial Sales Associate

O: 727 776 9119 | C: 727 776 9119

hank.dajani@cbrealty.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

GAS STATION AVAILABLE IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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.

Hank Dajani

Senior Commercial Sales Associate

O: 727 776 9119 | C: 727 776 9119

hank.dajani@cbrealty.com



SALE

GAS STATION AVAILABLE IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL



PROPERTY DESCRIPTION

Attractive Opportunity with Existing Use; Gas Station with 3 under-ground Tanks, and Pumps in-place.

3,200 SF C-Store; fully equipped.

Located on Busy A1A

High Traffic Volume

Fuel Supply Contract with One year Remaining

PROPERTY HIGHLIGHTS

- High Daily Traffic Volume of 21,000
- In-Place Fuel Supply Contract One Year Remaining
- Inside Gross Sales of \$322,411

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	1.3 Acres
Building Size:	3,200 SF
NOI:	\$225,370.00
Cap Rate:	9.39%

DEMOGRAPHICS

	1 MILE	1.5 MILES
Total Households	3,045	6,562
Average HH Income	\$140,375	\$138,876

Hank Dajani

Senior Commercial Sales Associate

O: 727 776 9119 | C: 727 776 9119

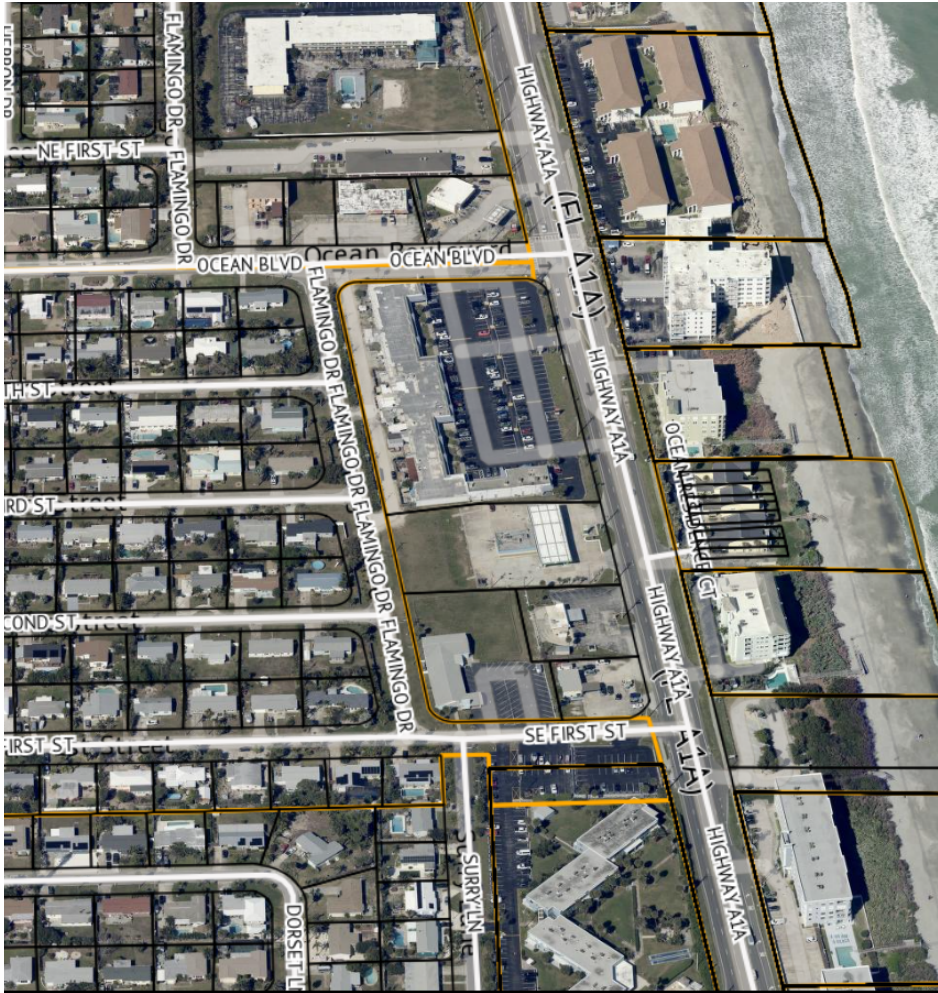
hank.dajani@cbrealty.com



SALE

GAS STATION AVAILABLE IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL



LOCATION DESCRIPTION

Property is located on a Major artery of Satellite Beach, Florida
Access to several bridges to mainland, and Beach towns
Highly Growth Area
Lot: 1.3 Acres, with over 174 Feet of Frontage
High Traffic Volume
Residents have significant purchasing power;
Opportunity for up-selling and expanding range of Services

Hank Dajani

Senior Commercial Sales Associate

O: 727 776 9119 | C: 727 776 9119

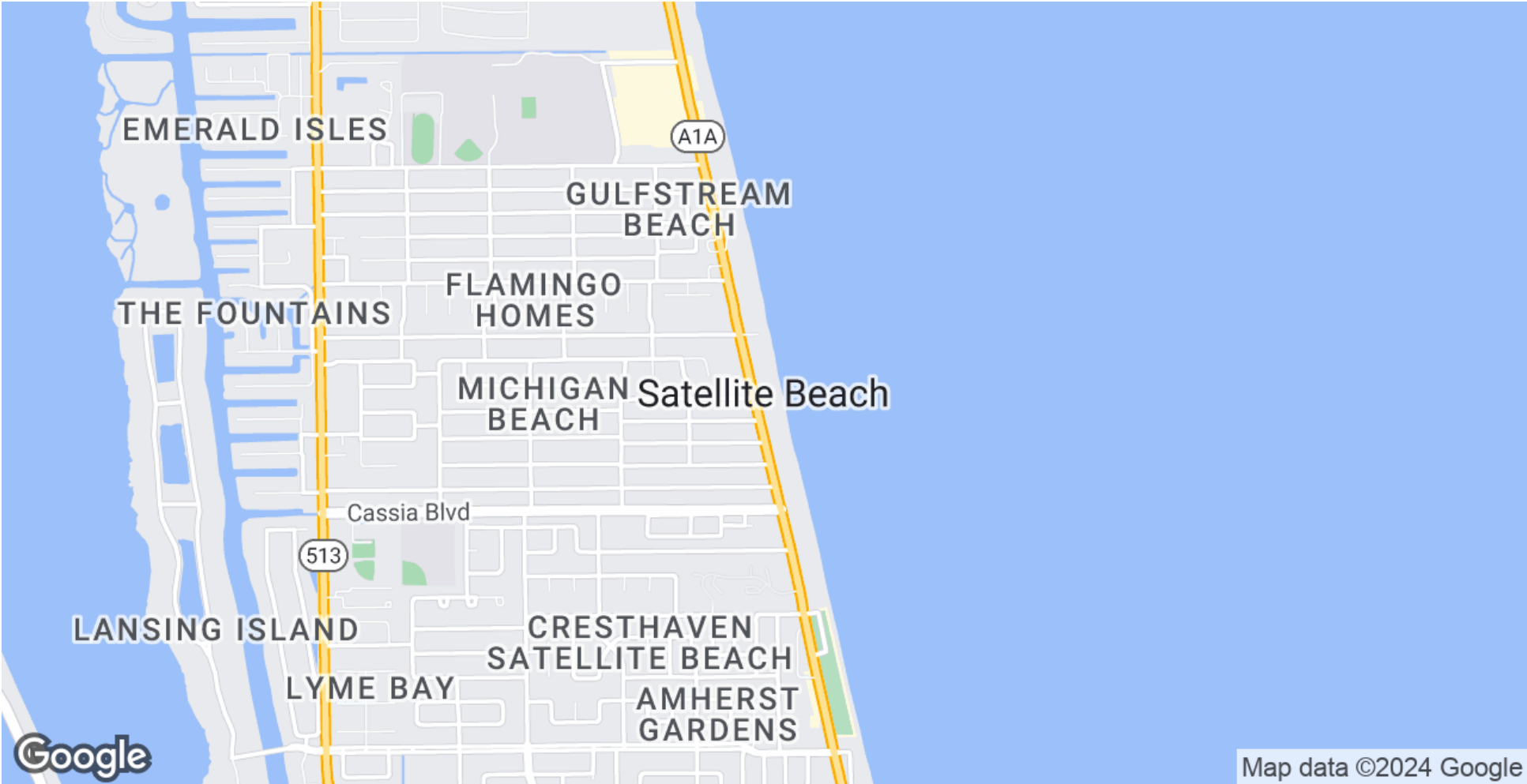
hank.dajani@cbrealty.com



SALE

GAS STATION AVAILABLE IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL



Hank Dajani
Senior Commercial Sales Associate
O: 727 776 9119 | C: 727 776 9119
hank.dajani@cbrealty.com



SALE

GAS STATION AVAILABLE IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL



Hank Dajani

Senior Commercial Sales Associate

O: 727 776 9119 | C: 727 776 9119

hank.dajani@cbrealty.com



SALE

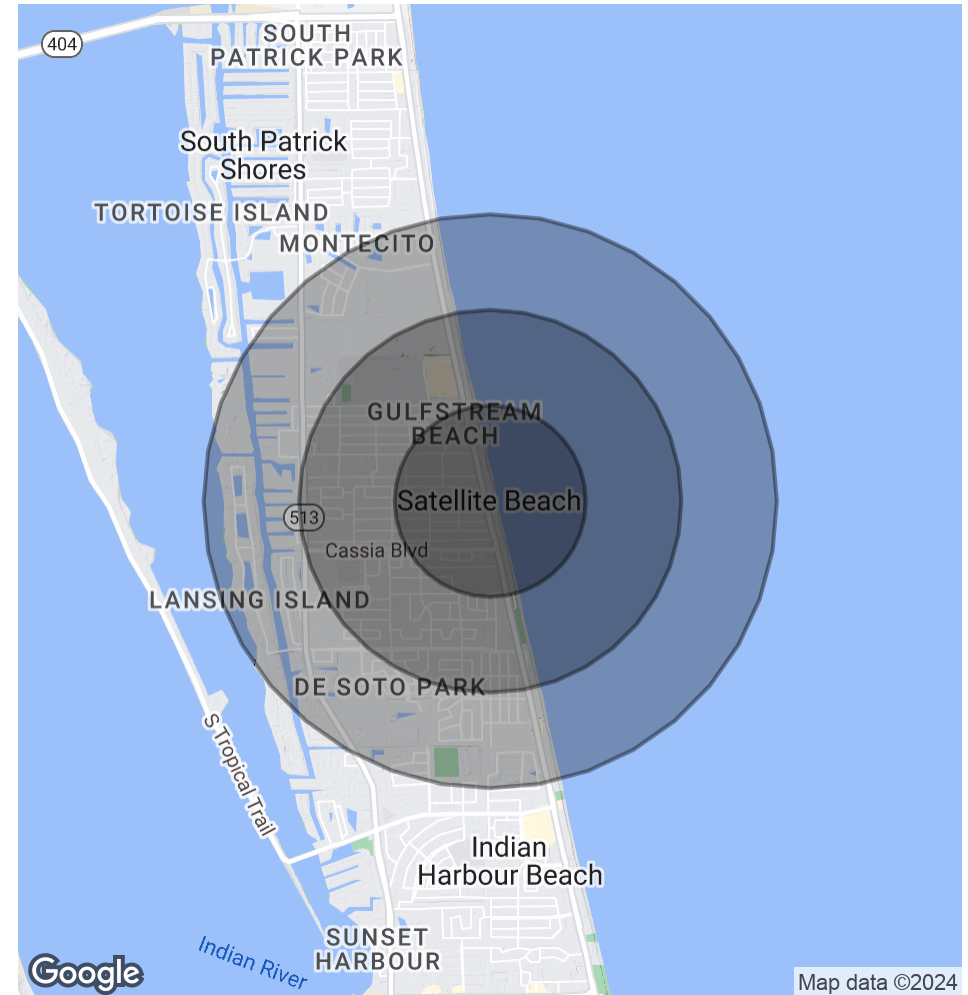
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,913	7,208	15,353
Average Age	47	47	48
Average Age (Male)	45	46	47
Average Age (Female)	48	48	49

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	775	3,045	6,562
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$143,740	\$140,375	\$138,876
Average House Value	\$470,152	\$472,407	\$517,611

Demographics data derived from AlphaMap

GAS STATION AVAILABLE IN SATELLITE BEACH

Address Not Disclosed Satellite Beach, FL



Hank Dajani

Senior Commercial Sales Associate

O: 727 776 9119 | C: 727 776 9119

hank.dajani@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY