

FOR SALE

CORNER LOT FULLY FUNCTIONAL GAS STATION ON BUSY LAKE MARY BLVD

490 West Lake Mary Blvd Sanford, FL 32773



SALE PRICE \$2,400,000

LEASE RATE \$6,000.00 per month

Hank Dajani
Senior Commercial Sales Associate
(727) 776-9119
hank.dajani@cbrealty.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo 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.



COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

GAS STATION WITH CONVENIENCE STORE

490 West Lake Mary Blvd Sanford, FL 32773



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Sanford, FL: a 968 SF building situated in the bustling Retail area. This prime property, built in 1985, is zoned C-2 and offers lucrative potential for an investor in the Retail/Vehicle Related sector. Boasting recent renovations to its pumps, signage, and interior, this property is ready to support a wide range of retail or vehicle-related ventures. With its strategic location and proximity to a State College and residential area, this property presents an enticing opportunity for savvy investors looking to capitalize on its prime position in the thriving market. Neighborhood Clientele

PROPERTY HIGHLIGHTS

- Lucrative Opportunity
- Newly Renovated; Pumps, Signage, Interior.

Hank Dajani

Senior Commercial Sales Associate

(727) 776-9119

hank.dajani@cbrealty.com

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$6,000.00 per month (NNN)
Available SF:	39,293 SF
Lot Size:	39,293 SF
Building Size:	968 SF
NOI:	\$107,865.00
Cap Rate:	4.49%



FOR SALE

GAS STATION WITH CONVENIENCE STORE

490 West Lake Mary Blvd Sanford, FL 32773



Hank Dajani

Senior Commercial Sales Associate

(727) 776-9119

hank.dajani@cbrealty.com

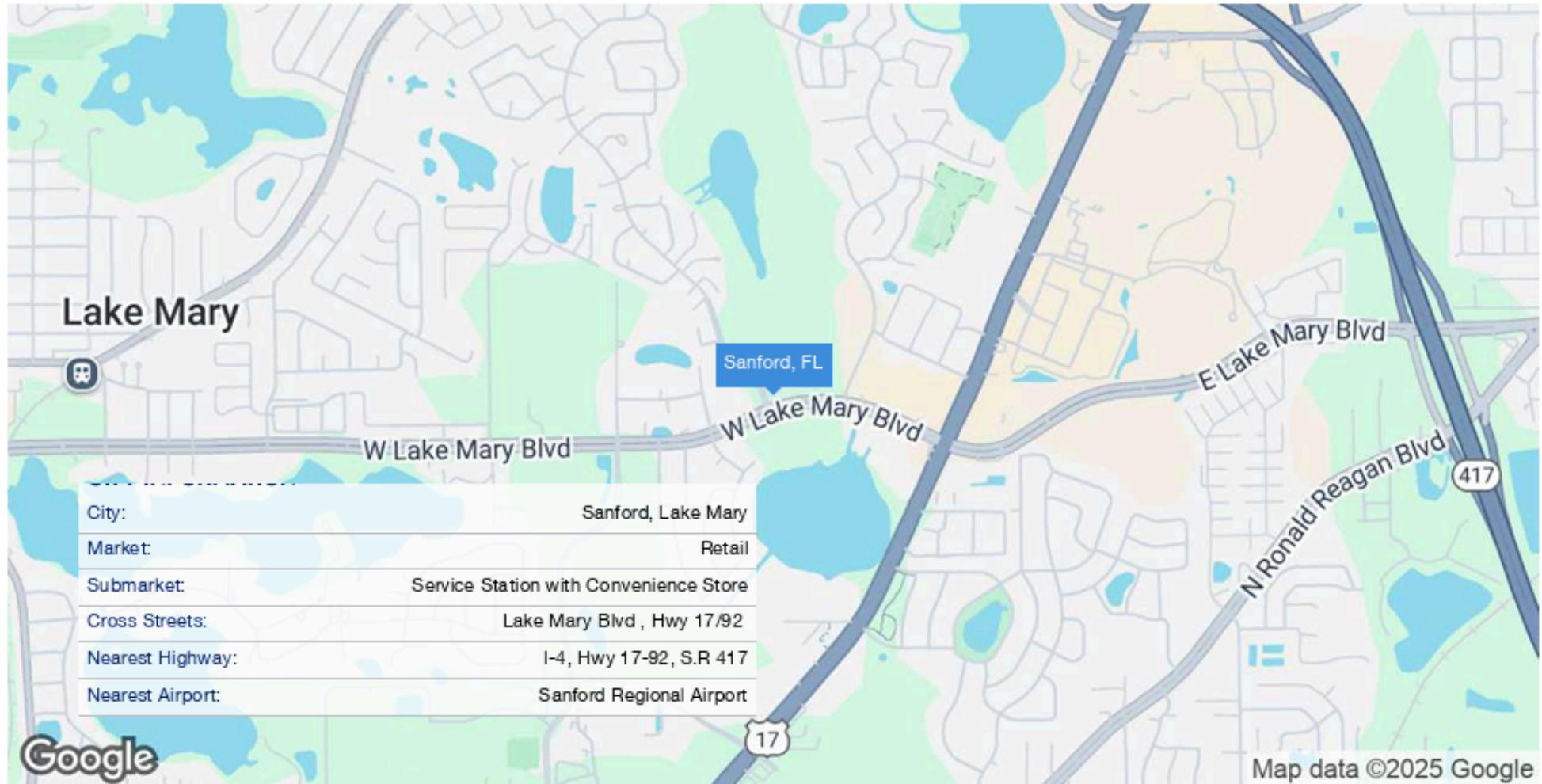


**COLDWELL BANKER
COMMERCIAL**
REALTY

FOR SALE

GAS STATION WITH CONVENIENCE STORE

490 West Lake Mary Blvd Sanford, FL 32773



Hank Dajani

Senior Commercial Sales Associate

(727) 776-9119

hank.dajani@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE / LEASE

CORNER LOT FULLY FUNCTIONAL GAS STATION ON BUSY LAKE MARY BLVD

490 West Lake Mary Blvd Sanford, FL 32773



SALE PRICE \$2,400,000

LEASE RATE \$6,000.00 per month

Hank Dajani
Senior Commercial Sales Associate
(727) 776-9119
hank.dajani@cbrealty.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo 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.



COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

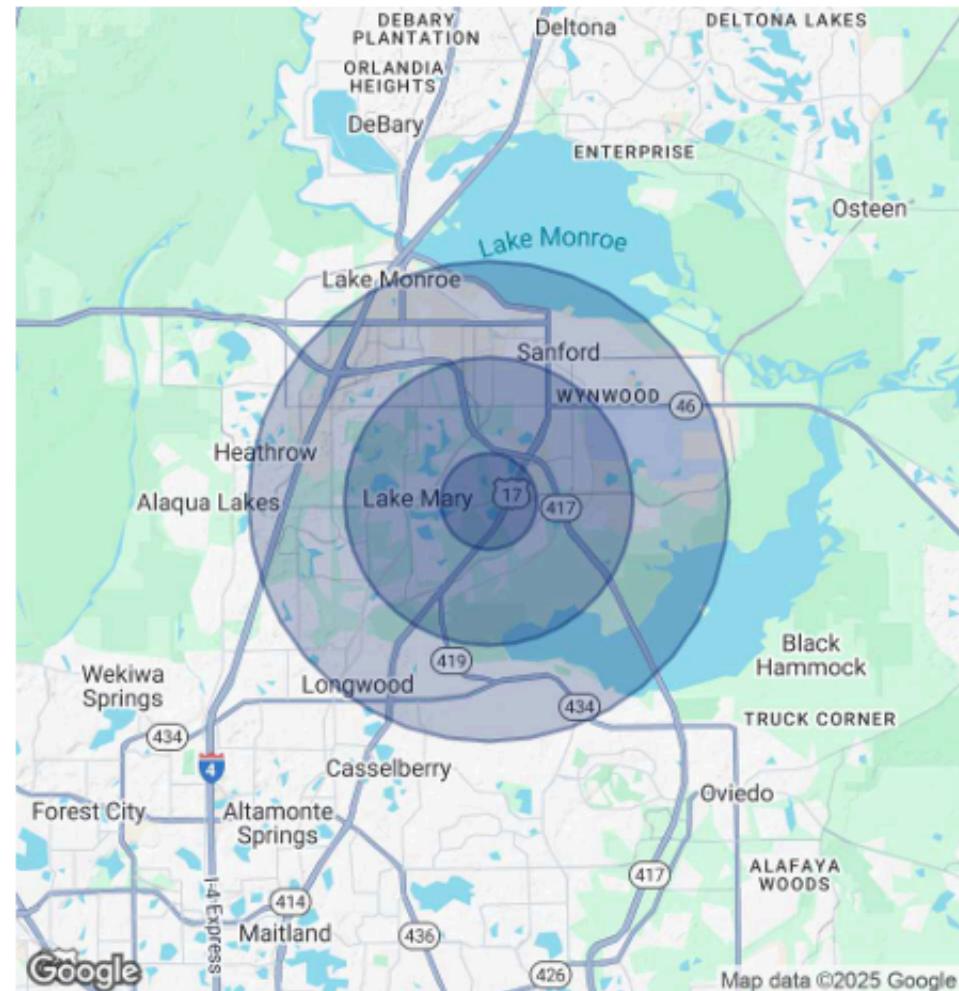
GAS STATION WITH CONVENIENCE STORE

490 West Lake Mary Blvd Sanford, FL 32773

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,119	54,086	129,626
Average Age	35.9	35.2	35.2
Average Age (Male)	34.8	33.8	34.3
Average Age (Female)	36.4	36.3	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,741	18,593	46,802
# of Persons per HH	3	2.9	2.8
Average HH Income	\$68,274	\$62,609	\$65,793
Average House Value	\$211,654	\$249,889	\$278,715

* Demographic data derived from 2020 ACS - US Census



Hank Dajani

Senior Commercial Sales Associate

(727) 776-9119

hank.dajani@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

GAS STATION WITH CONVENIENCE STORE

490 West Lake Mary Blvd Sanford, FL 32773



Hank Dajani

Senior Commercial Sales Associate

(727) 776-9119

hank.dajani@cbrealty.com



**COLDWELL BANKER
COMMERCIAL
REALTY**