

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

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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.

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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%

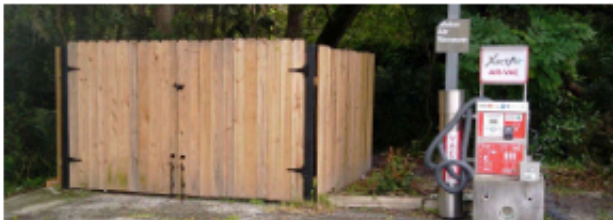
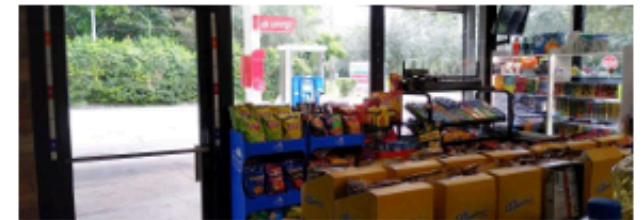
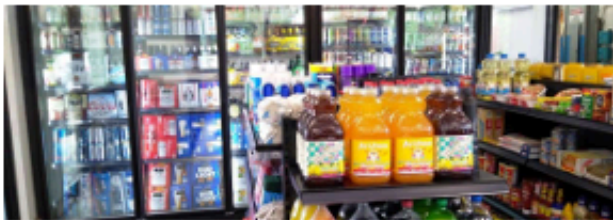


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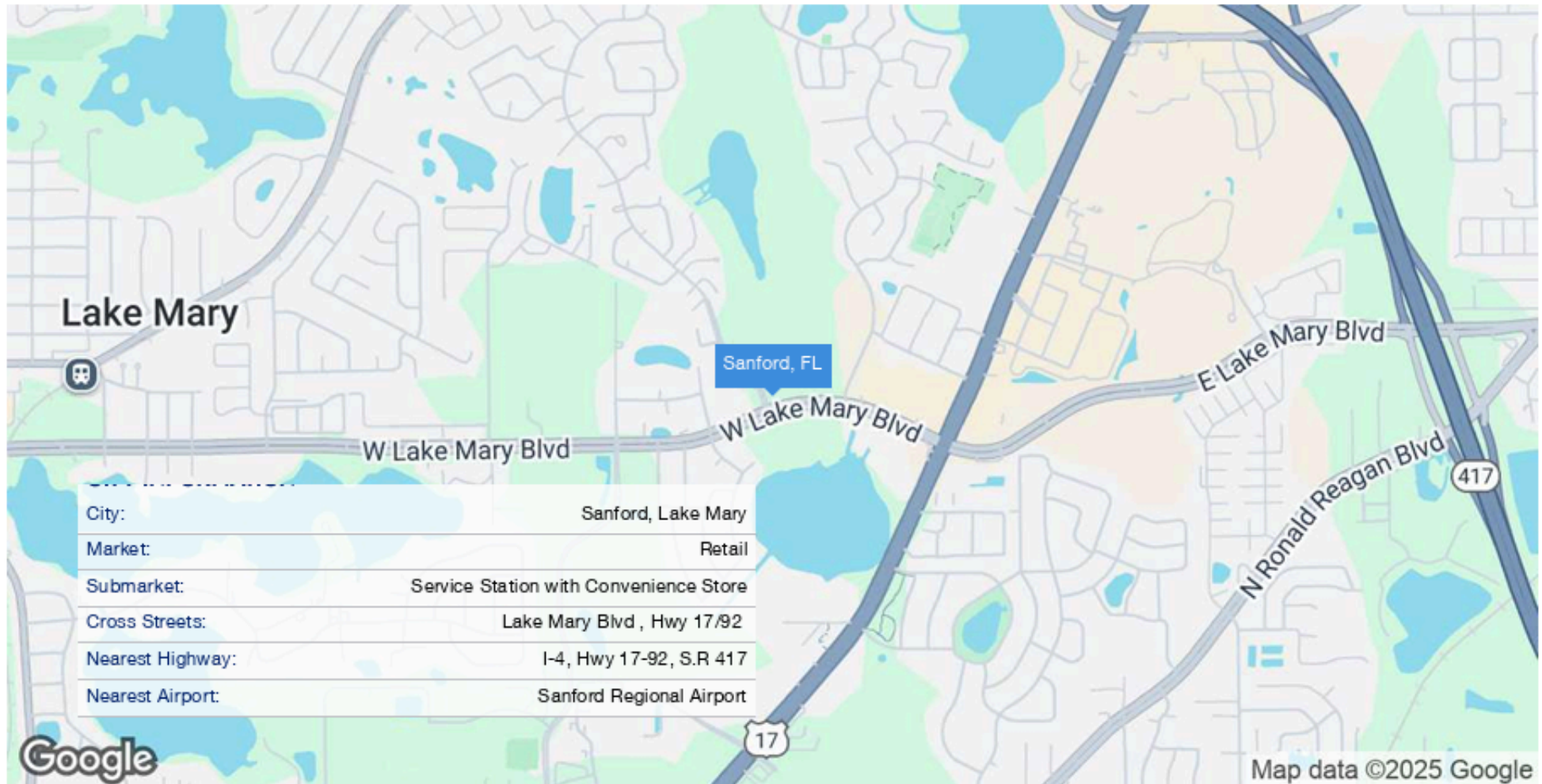


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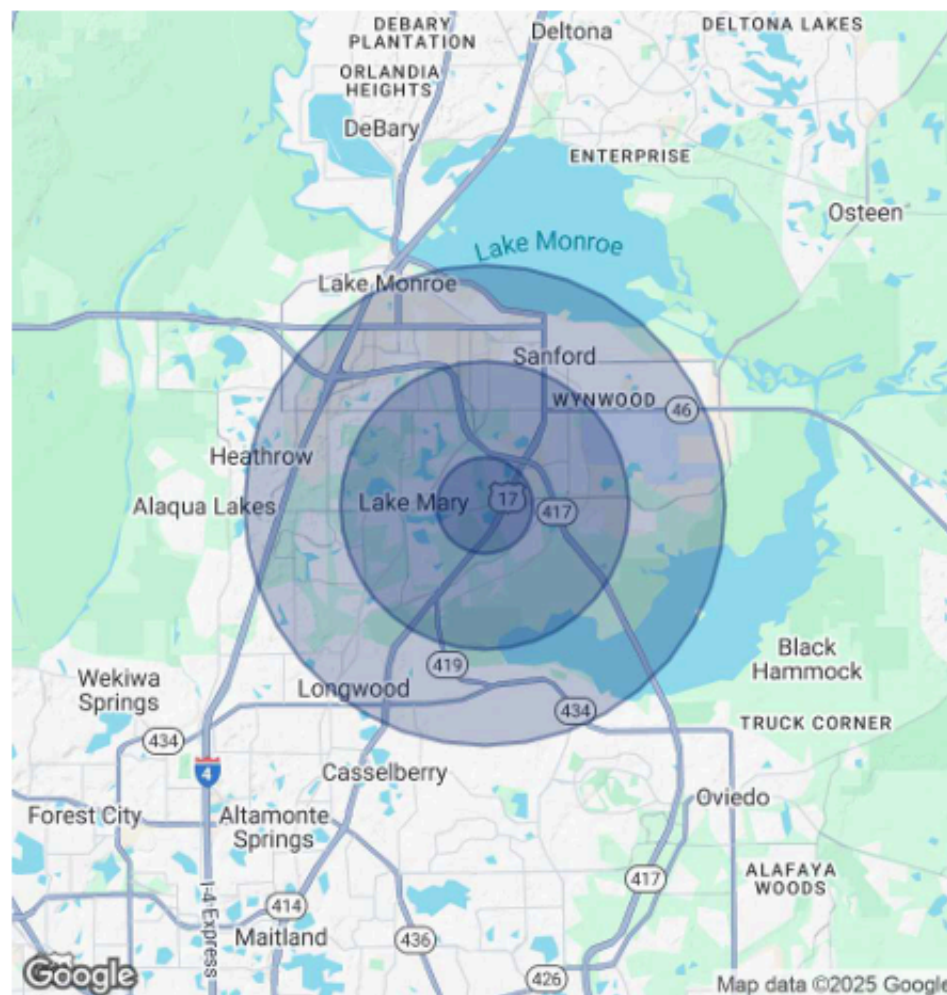
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,119	54,086	129,626
Average Age	35.9	35.2	35.2
Average Age (Male)	34.8	33.8	34.3
Average Age (Female)	36.4	36.3	36.3

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



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