

# Sunoco Gas Station FOR SALE - BUSINESS + REAL ESTATE



2425 S. French Ave.  
Sanford, FL 32771

## DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	9,855	\$ 50,959
3 miles	59,930	\$ 55,323
5 miles	103,557	\$ 66,097

## OFFERING SUMMARY

1,190 SqFt

**\$1,400,000**

## Property Highlights

- Seminole County Parcel ID  
36-19-30-538-0000-0130
- Business Acquisition with Real Estate
- Zoned GC2/Retail
- Available 08/1/2022
- Tanks & Pumps are less than 3 years old
- Owner user opportunity
- \$50,000 Inside & 30,000 Gallons Outside Monthly
- #6 Highest in Seminole County for Lotto sales
- Inventory available for sale

## For More Information

Louis Whitaker

C 407.536.0993

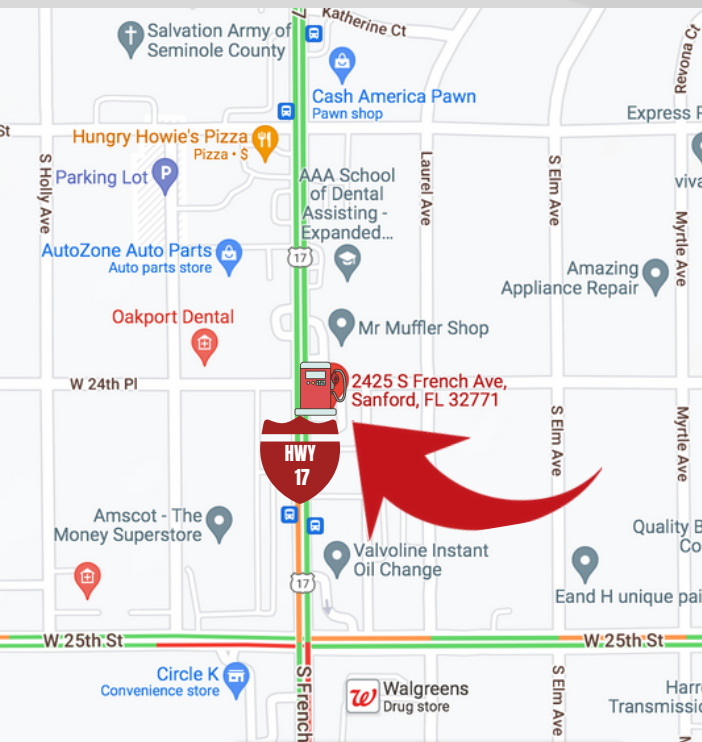
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**CAPITAL STACK**  
REAL ESTATE GROUP

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

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## AADT

22,500 on W 24th Pl  
23,000 on Hwy. 17/  
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