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### KEY FEATURES/HIGHLIGHTS

> Building size: approx. 2,856 SF

> Lot size: approx. 0.52 acres

> Sale price: \$995,000

> Zoned: "C-3," Community Shopping

> Traffic count: approx. 34,000 vehicles per day on John F. Kennedy Blvd

> Signalized corner

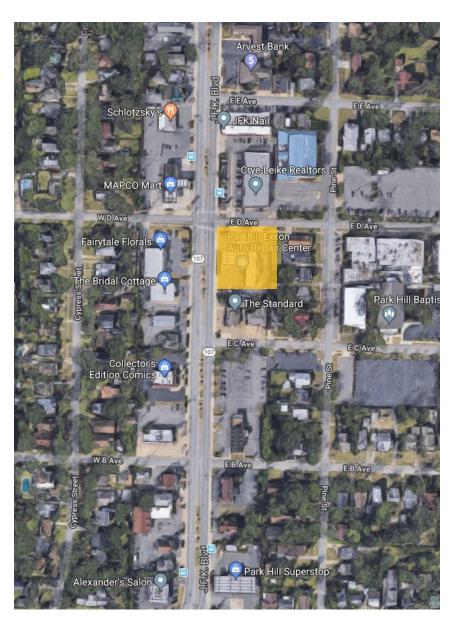
> Five service bays

One 10,000 gallon fuel storage tank and two 8,000 gallon fuel storage tanks

# FOR SALE > Investment Opportunity

### **DEMOGRAPHICS**

2017	1 mile	3 mile	5 mile
Population	8,745	56,307	119,659
Total Households	4,022	24,675	53,026
Avg. Household Income	\$63,711	\$61,763	\$63,687



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