



1,344 SF Former Convenience Store
Sale Price: \$725,000

Well located on the northeast corner of 72nd and Grover with curb cuts on both streets. Well located in a high traffic area with access to I-80 via 72nd Street. Seller will deed restrict property from use as a C-Store and/or car wash.

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Property Highlights

Sale Price	\$725,000
Price PSF	\$38.70
Building Size	2,288 SF 1,344 SF (Convenient Store) 944 SF (Car Wash)
Year Built	1991
Total Site Area	0.43 AC
Traffic Counts	54,424 EADT
Taxes	\$11,274.04 Utilities

Demographics

	Population	Median HH Income	No. of Households
1-mile	6,777	\$40,668	3,278
3-mile	90,969	\$50,328	38,960
5-mile	306,226	\$46,931	124,470

Interior Photos



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