



C. BRENNER, INC.

COMMERCIAL REAL ESTATE

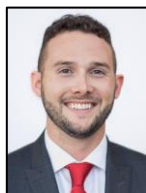
**Service Station at Major Orlando Intersection
\$1,950,000**

**7501 University Blvd,
Winter Park, FL 32792**



- **.86 acre hard corner for sale at major traffic light intersection**
- **Active 10 pump gas station and 3,200 SF convenience store on site**
- **340' total road frontage with 60,000+ average daily traffic count**
- **Direct ingress/egress from University Blvd and Goldenrod Rd**
- **Billboard with 9 year lease offers additional income**
- **Also ideal location for fast food, automotive, urgent care, bank, pharmacy**
- **Minutes from University of Central Florida and Full Sail University**
- **Close to Hwy 417 and Hwy 408**

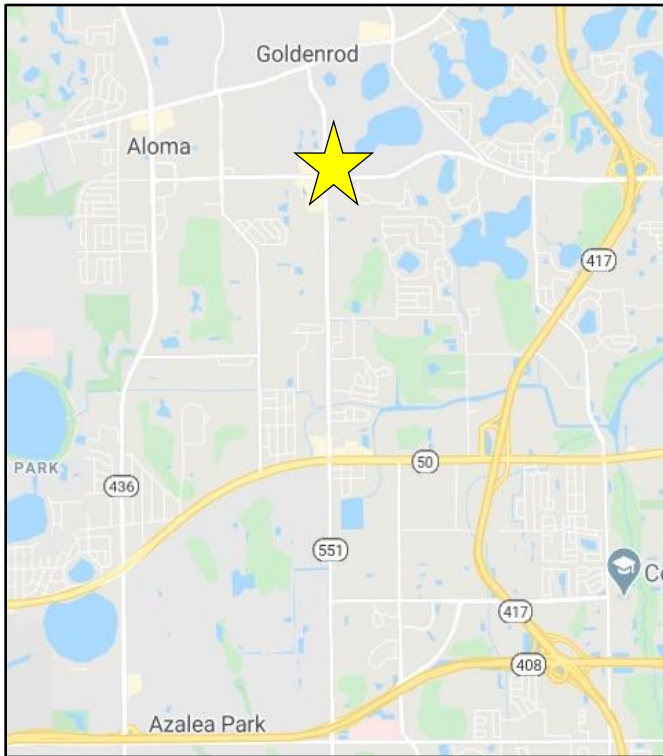
Ben Brenner
Lic. RE Broker
C. Brenner, Inc.



Cell: 407-970-6447
Office: 407-677-1700

Email: bbrenner@cbrenner.com
Website: cbrenner.com

3586 Aloma Ave, Suite 5, Winter Park, FL 32792



SITE SPECIFICATIONS

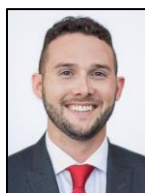
Lot Size: 0.86 acres (37,321 SF)
 Frontage: 185' University Blvd
 155' Goldenrod Rd
 Traffic Count: 39,500 University Blvd
 22,000 Goldenrod Rd
 Zoning: C-1
 Utilities: Water, electric, sewer in place
 Existing Improvements:
 3,200 SF convenience store
 10 pump service station
 10.5'x 36' Bulletin Billboard

DEMOGRAPHICS

3 mile population: 140,000
 5 mile population: 333,000
 5 mile Avg HH income: \$72,000



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