

# For Sale



## 76 Gas Station/Retail Store

6080 US 1 | Grant, FL 32949



2,800 SF Building  
.80 AC Land



Built in 2008



Asking Price: \$950,000



Parcel #: 29-38-34-25-6-12

### SAXON EVANS

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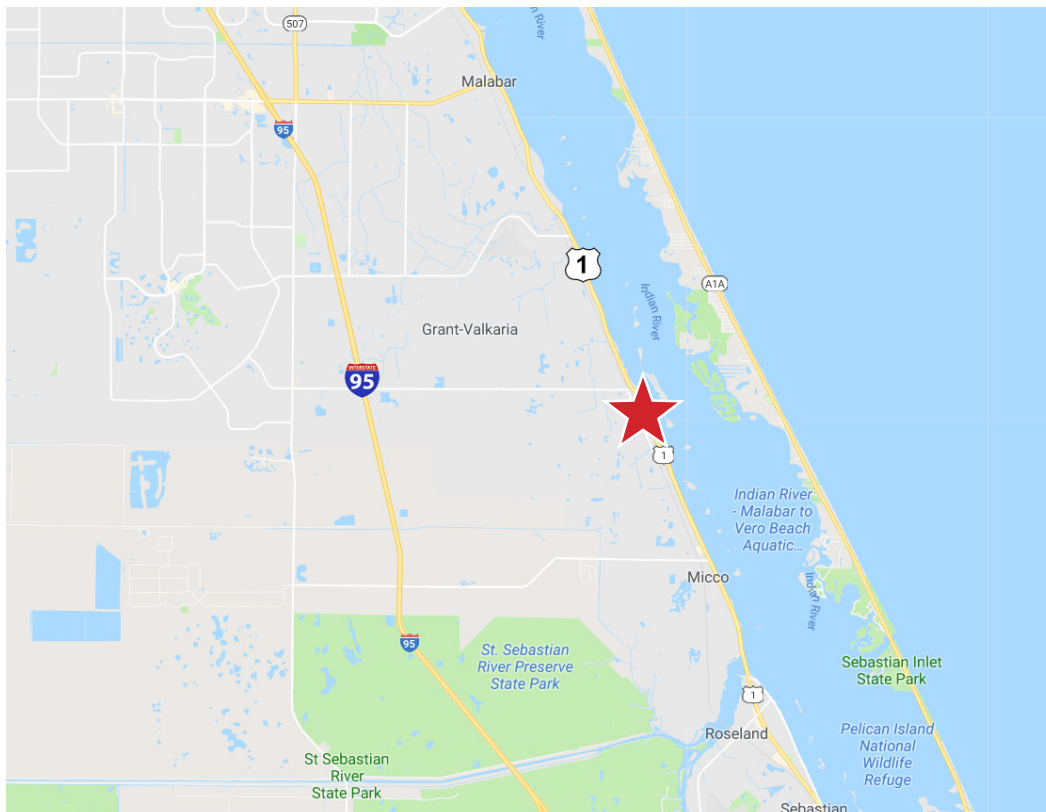
## PROPERTY DETAILS

-  4 Pumps - 8 Pump Positions
-  117' of Direct Frontage on US Highway 1
-  15 Surface Parking Spaces
-  Three Tanks (4,000, 6,000 and 12,000)
-  50/50 Residential/Commercial Area with Boat Ramps, Marinas and Parks Near By
-  Current 3-Year Lease with 2, 5-Year Options  
Year One Rent of \$55,200 (Tenant pays taxes, insurance and utilities)

## 2019 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population Estimate	409	12,645	17,788
Est. Pop. Growth 2019-2024	5.38%	8.28%	8.47%
Households Estimate	174	6,519	8,948
Est. HH Growth 2019-2024	4.60%	7.81%	7.99%
Average HH Income	\$102,555	\$63,742	\$67,715
Median HH Income	\$82,031	\$42,689	\$45,874

## LOCATION



FOR MORE INFORMATION:

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