



## PRIME LOCATION FOR A CONVENIENCE STORE!

### PROPERTY OVERVIEW

**SALE PRICE | \$425,000**

**SQUARE FEET | 2,800 +/- SF**

**ACREAGE | 0.27 +/- ACRES**

**ZONING | COMMUNITY COMMERCIAL**

Freestanding, two-story commercial building for sale in a highly visible location near Gillespie St, S Eastern Blvd, and I-95 Business/US-301, less than a mile from the Crown Complex. With an average daily traffic count of approximately 28,700 vehicles, this recently renovated building offers retail space on the first floor and additional rooms for offices or storage on the second floor. The property features easy access with two curb cuts and includes two exterior canopies for customer convenience. Ideal for a convenience store or retail establishment.

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**PHOTOS**



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**AERIAL VIEW**



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**TRAFFIC COUNT MAP**

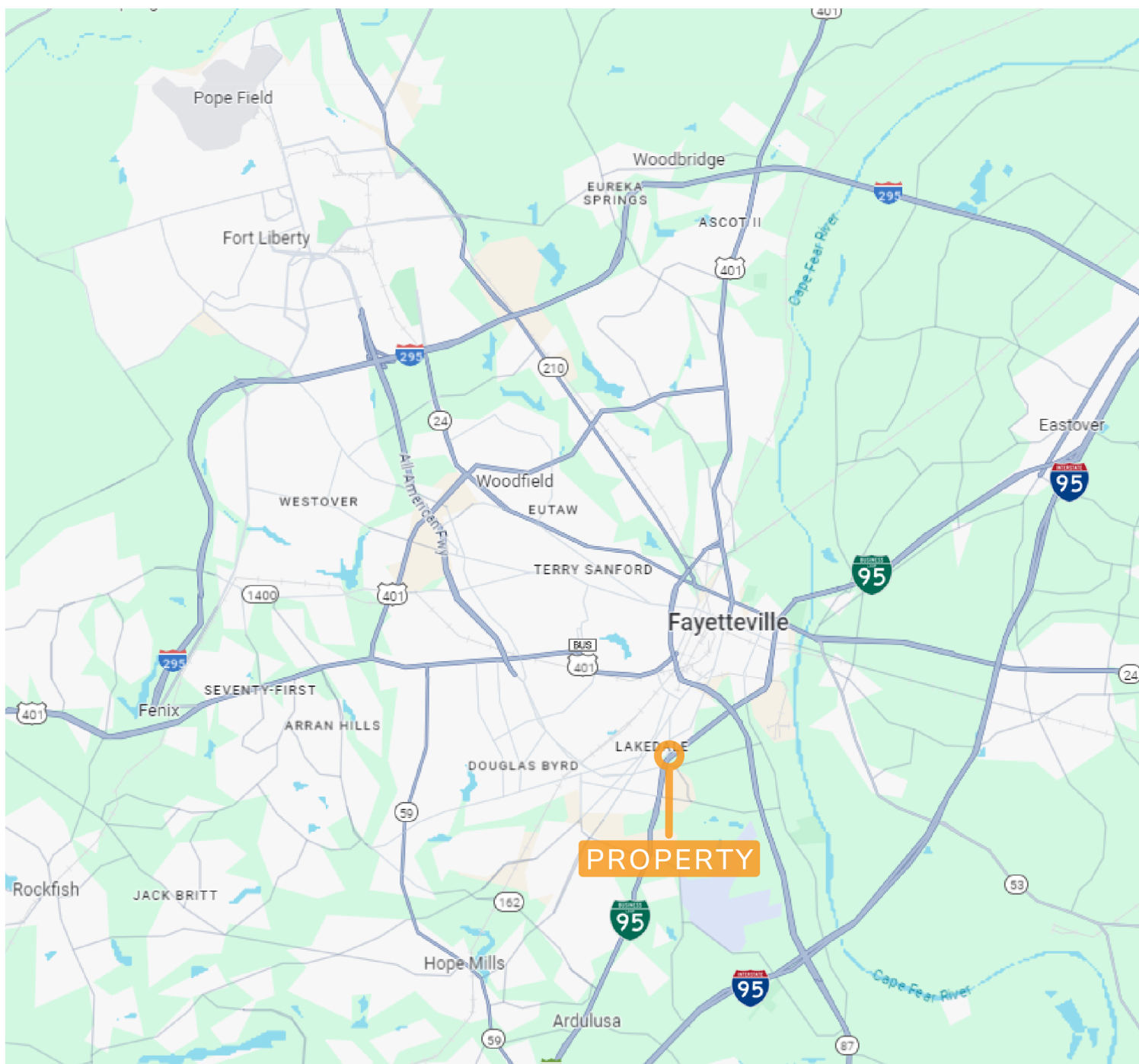


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**LOCATION MAP**



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