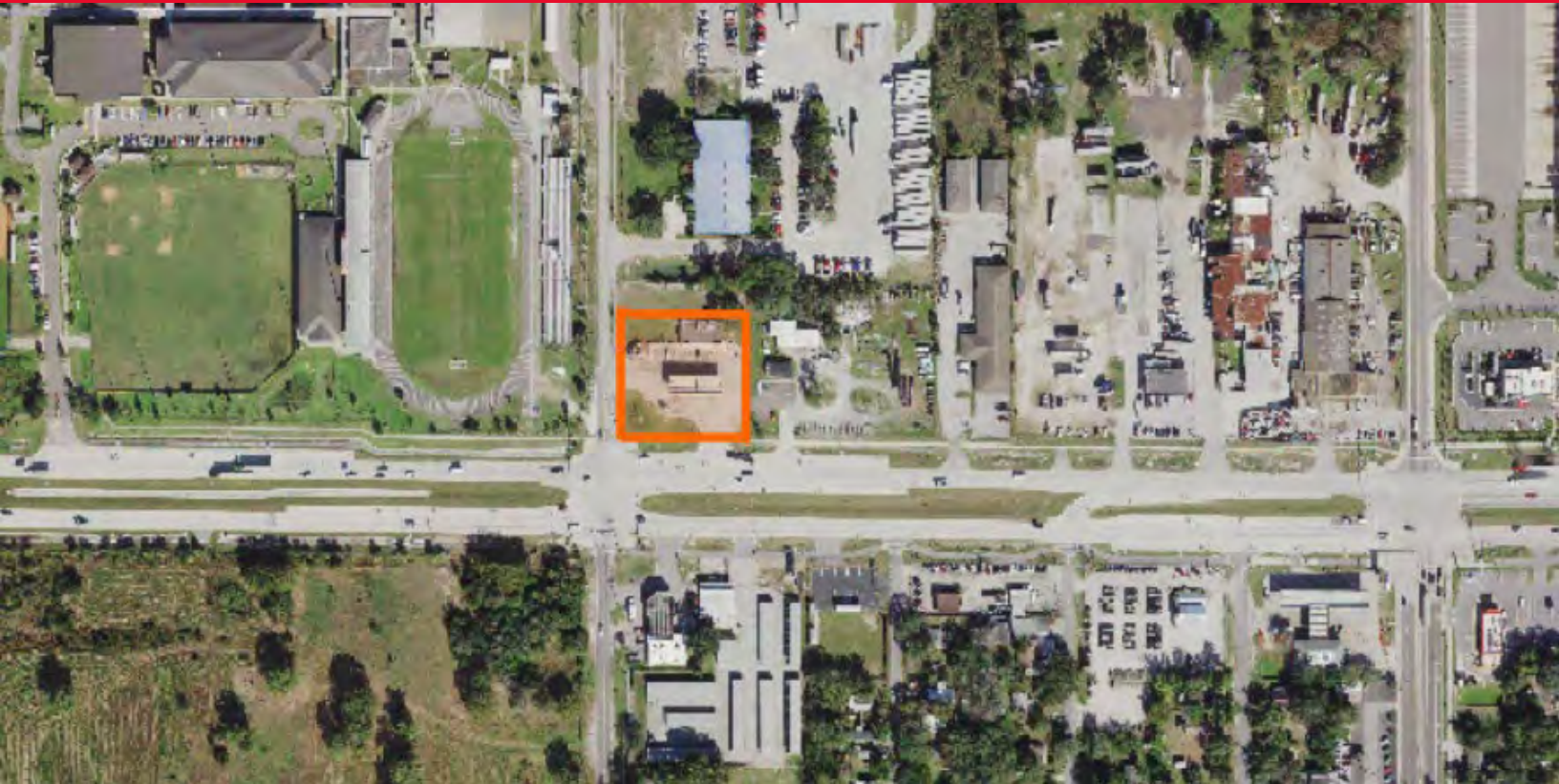


FOR SALE

Signalized Hard Corner

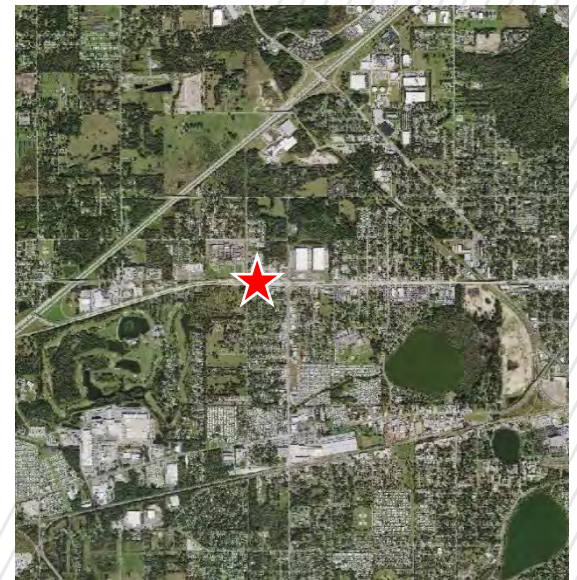
2425 Memorial Boulevard, Lakeland, FL 33815



PROPERTY HIGHLIGHTS

0.92-acre Signalized Hard Corner Property, located at NEC of Memorial Boulevard (25000 VPD) and Chestnut Road. Excellent Visibility, Access and Frontage on both streets. Located adjacent to Kathleen High School (2,000+ students). Prominent pylon sign on Memorial Boulevard.

BUILDING SF	2,600 SF	SIGNAGE TYPE	Pylon
LAND SF	40,075 SF	1-MILE (POP.)	3,049
YEAR BUILT	1985	3-MILE (POP.)	33,555
PARKING	13 Spaces	MED. INCOME	\$31,269
TRAFFIC COUNTS	25,000 VPD	SPACE USE	Gas Station / C-Store



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OVERVIEW

Located less than one mile east of Interstate 4 Growing trade area, in proximity to a Publix processing plant, Kathleen High School and other employment generators that create substantial consumer activity.



LEGAL INFORMATION

TAX PARCEL ID	23-28-10-000000-022010
2020 RE TAXES	\$3.40/SF (2020)
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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