



**WINTER HAVEN GAS STATION FOR SALE OR FOR LEASE! (OWNER/USER)**

(SELLER FINANCING AVAILABLE)- WINTER HAVEN GAS STATION FOR SALE! (OWNER/USER)

1200 3rd St SW, Winter Haven, FL 33880

CONFIDENTIAL OFFERING MEMORANDUM • FEBRUARY 20, 2025

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### CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

RETAIL PROPERTY FOR SALE





# PROPERTY INFORMATION







1200 3rd St SW, Winter Haven, FL 33880

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$2,450,000
Property And Business For Sale:	Yes
Lot Size:	0.74 Acres
Pumps:	9
Seller Financing Available:	Yes
Fuel Agreement In Place:	Yes
Branding Agreement In Place:	Yes
Year Built:	2002
Available For Lease:	Yes
Building Size:	1,750 SF
Renovated:	2024
Zoning:	CG
Market:	WINTER HAVEN
Submarket:	FL LAKELAND, TAMPA
Buyer Transaction Fee	\$395

**PROPERTY OVERVIEW**

FULLY RENOVATED 9-PUMP SERVICE STATION IN WINTER HAVEN, FL! PERFECT FOR AN OWNER-OPERATOR TO PURCHASE AND RUN THE DAY-TO-DAY OPERATIONS! THE PROPERTY SITS ON BUSY US HWY 17, WITH LARGE TRAFFIC AMOUNTS AND A CURB CUT FOR EASY ACCESS FOR CARS TURNING LEFT INTO THE PROPERTY. THE PROPERTY HAS A LONG-TERM FUEL AGREEMENT IN PLACE, AS WELL AS A BRANDING AGREEMENT WITH CIRCLE K THAT CAN BE USED BY THE NEW OWNER. THE CURRENT LOAN CAN BE ASSUMED!

THIS IS A PERFECT FIT FOR AN OWNER/OPERATOR TO COME INTO A SITE WITH A LONG-TERM BRANDING AND FUEL AGREEMENT ALREADY IN PLACE. THEY CAN RUN BOTH THE GAS OPERATIONS AS WELL AS THE UPDATED C-STORE IN THE REAR OF THE PROPERTY. THE PROPERTY ALSO HAS A RARE DRIVE-THROUGH WINDOW FOR CUSTOMERS ON THE GO! THIS ALLOWS CUSTOMERS TO STAY IN THEIR VEICHELES AND STILL PURCHASE ANY GOODS INSIDE THE C-STORE!

WHAT MAKES THIS FANTASTIC OPPORTUNITY EVEN BETTER IS THE OPPORTUNITY FOR SELLER FINANCING. THE SELLER WILL FINANCE UP TO 50% OF THE PURCHASE PRICE TO AN OWNER-OPERATOR AT BETTER TERMS THAN YOU CAN FIND AT ANY BANK!



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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- 9-PUMP GAS STATION WITH C-STORE AND AMPLE PARKING FOR CUSTOMERS!
- DRIVE-THROUGH WINDOW FOR CUSTOMERS ON THE GO!
- AVAILABLE FOR LEASE!
- STARTING LEASE RATE: \$10,000 PER MONTH!
- PERFECT FOR AN OWNER/OPERATOR LOOKING TO BUY AND RUN A GAS STATION IN WINTER HAVEN, FL!
- ASSUMABLE LOAN TERMS: \$1,540,000, 4.98 IR, 25-YEAR AM. THIS LOAN CAN BE ASSUMED BY THE BUYER.
- LOCATED ON BUSY HWY 17, WITH HEAVY TRAFFIC DAILY!
- THE SITE IS LOCATED DIRECTLY NEXT TO MANY BIG BOX RETAIL OUTFITS, INCLUDING JIMMY JOHNS, ALDI SUPERMARKET, LOWES HOME IMPROVEMENT AND MANY MORE!
- SELLER FINANCING IS AVAILABLE!
- THE SELLER WILL FINANCE UP TO 50% OF THE PURCHASE PRICE TO AN OWNER/OPERATOR!
- LONG-TERM BRANDING AND GAS AGREEMENT IN PLACE AND CAN BE USED BY THE NEW OWNER IF THEY CHOOSE!







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**ADDITIONAL PHOTOS**



**SECTION 1 • PROPERTY INFORMATION**





# LOCATION INFORMATION

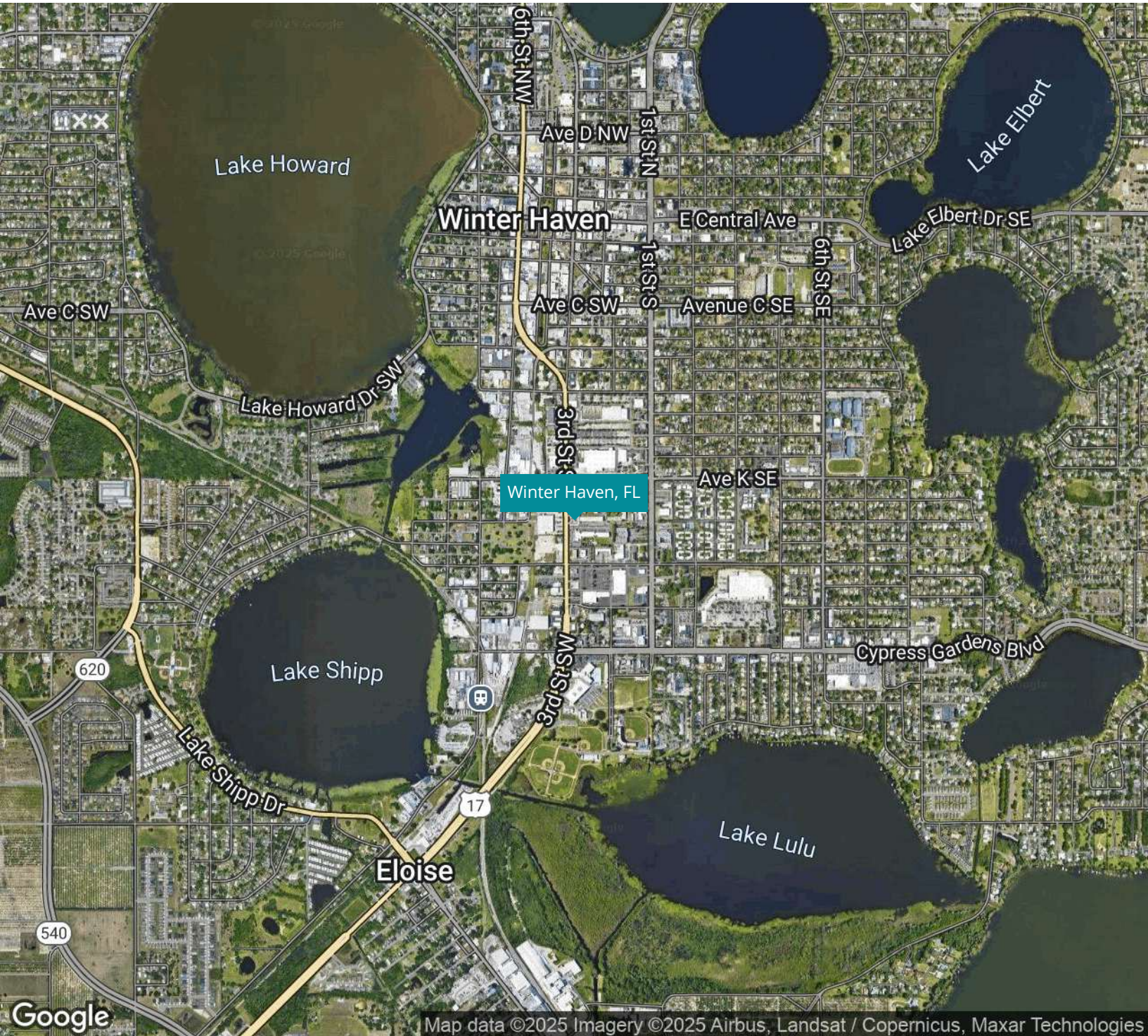






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**REGIONAL MAP**



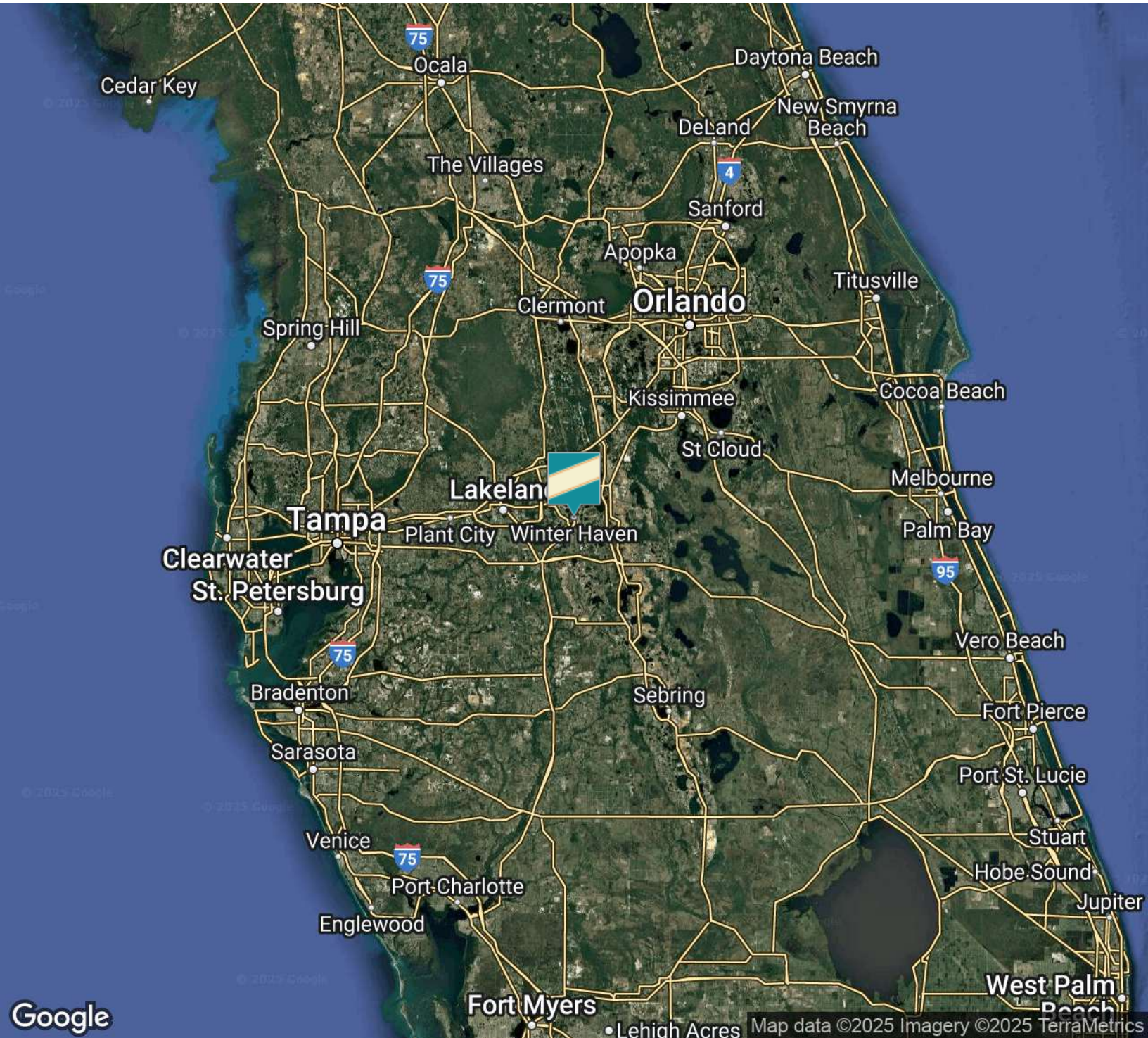
**SECTION 2 • LOCATION INFORMATION**





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LOCATION MAP



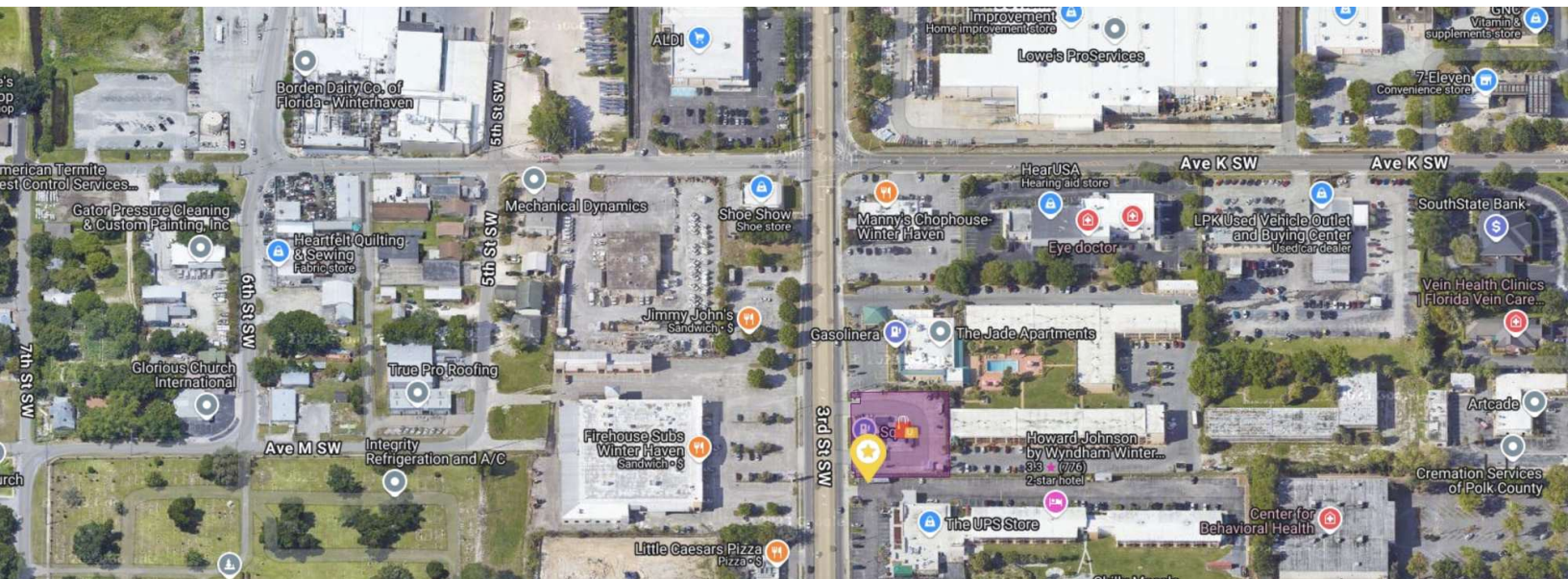
SECTION 2 • LOCATION INFORMATION





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**SITE PLANS**



**SECTION 2 • LOCATION INFORMATION**





# DEMOGRAPHICS

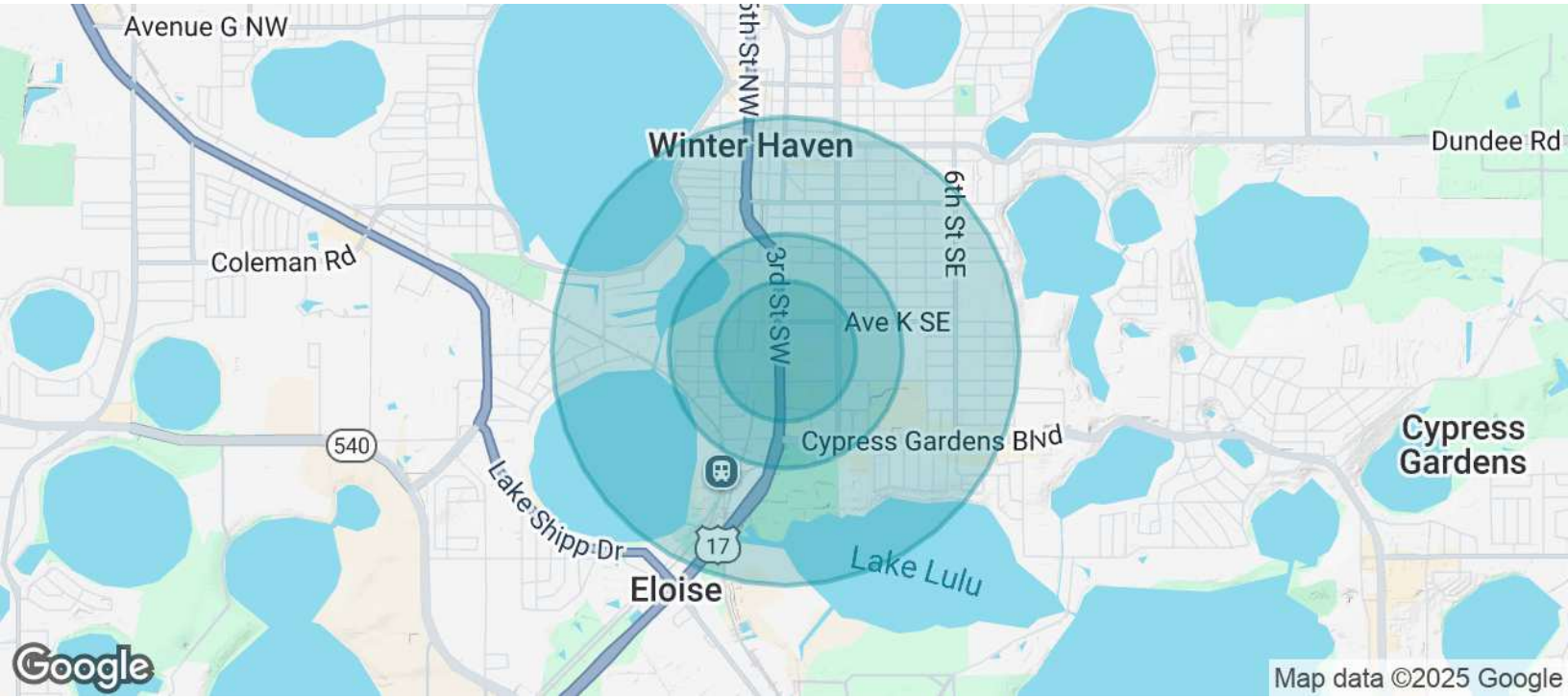






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### DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	227	2,034	7,513
Average Age	37	37	41
Average Age (Male)	36	36	40
Average Age (Female)	39	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	840	3,288
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$61,408	\$63,291	\$70,485
Average House Value	\$431,404	\$429,900	\$315,366

Demographics data derived from AlphaMap





# ADVISOR BIOS







1200 3rd St SW, Winter Haven, FL 33880

## ADVISOR BIO & CONTACT 1

### DAVID ROSENTHAL

V.P. Commercial Sales



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### PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

- Multifamily
- Retail Sales & Leases
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

### EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

### MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.





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## ADVISOR BIO & CONTACT 2

### KARI L. GRIMALDI/ BROKER

President



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers