



*For Sale*

2804 S RIO GRANDE AVE, ORLANDO, FL 32805

2,900,000




# FOR SALE

  
**2,966 SF**  
BUILDING SIZE

  
**(+/-) .47 AC**  
LOT SIZE

  
**\$2,900,000**  
PRICE

## DEMOGRAPHICS

	RADIUS	3 MILE	5 MILE
	HOUSEHOLDS	41,952	113,658
	AVERAGE HH INCOME	\$86,436	\$89,303
	POPULATION	105,396	293,096

## PROPERTY HIGHLIGHTS

- DENSELY POPULATED MARKET
- NEWLY RENOVATED
- OPEN 21 HRS/DAY
- GAS SALES: Avg. 40k gallons/month with 30-35c margin
- INSIDES SALES: 100k per month with 28.33% margin
- ADDITIONAL REVENUE: \$4,750- \$5,500/mo



**DAVID MANDER**

**RETAIL & RESTAURANT SPECIALIST**

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