

GAS & C-STORE | FOR SALE OR LEASE



1904 S PATRICK DRIVE, INDIAN HARBOUR BEACH, FL

3,029 SF

0.55 ACRES

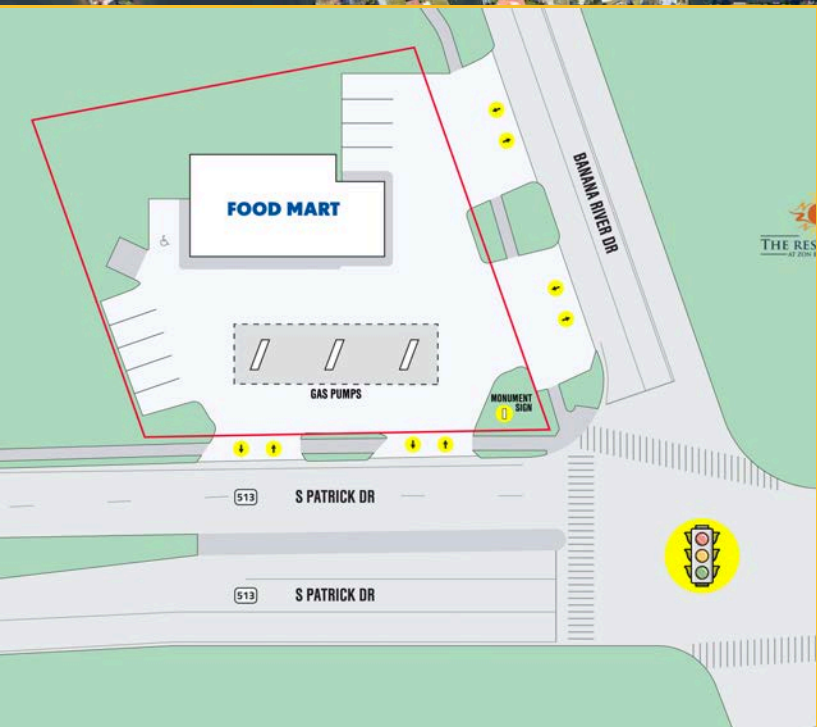
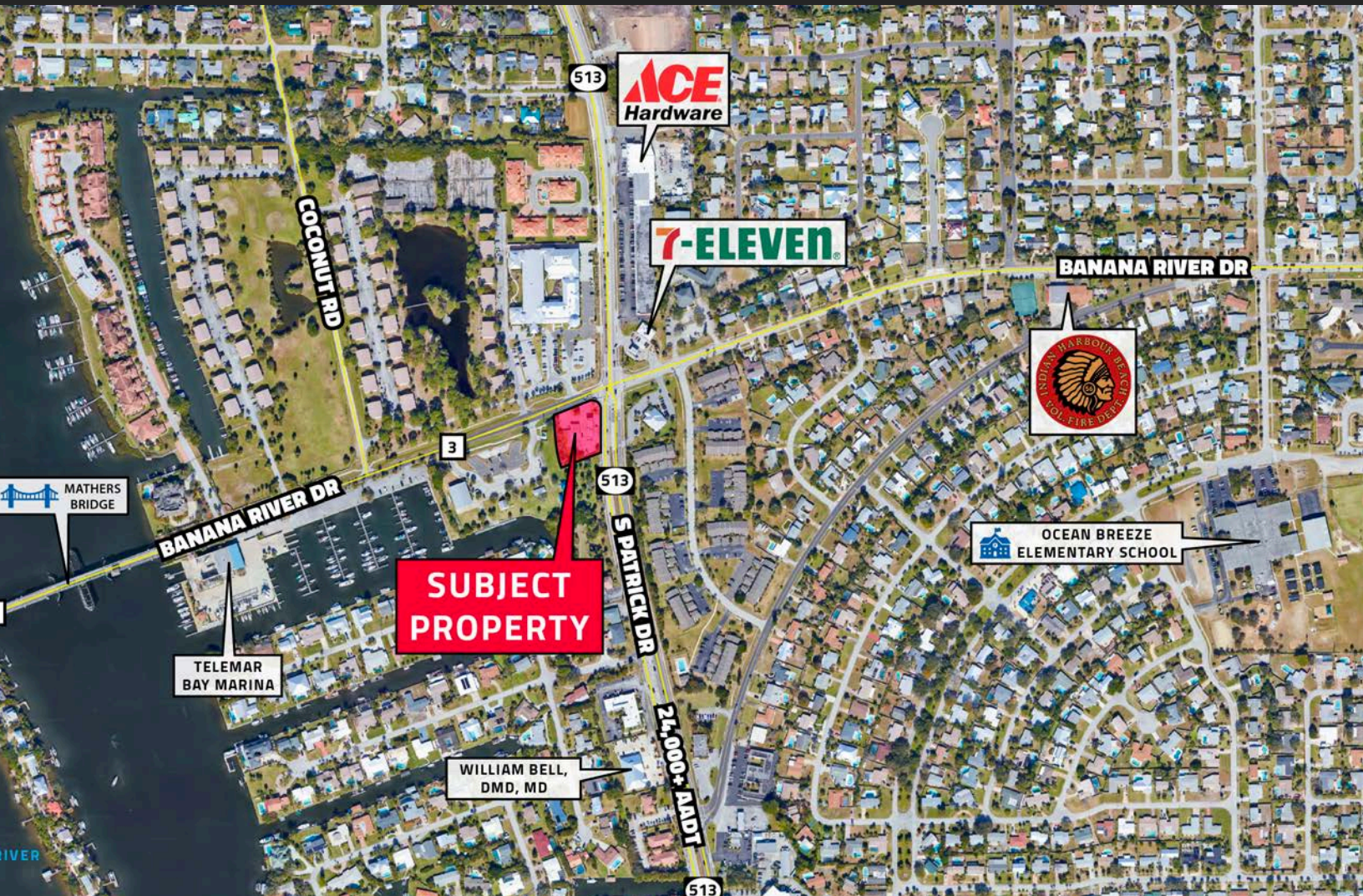
Property Highlights

- Located at a signalized intersection adjacent to the Indian Harbour Marina & Yacht Club
- Daily traffic counts of 28,645
- 6 Canopy Pumps
- Surrounded by numerous national retailers including Publix, Walmart, Panera, 7-Eleven, and Starbucks
- Strong surrounding demographics - Avg. Household Income of \$96,000 and Population of 40,000 within 3-miles
- 7% population growth projected over the next 5-years
- Adjacent to newly developed Zon Beachside Residences - a 123-unit luxury independent living facility.

CONTACT: Rich Sillery
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Demographics - 3 Mile Radius

2023 Population	39,285
2028 Population	40,455
Avg. Household Income	\$100,774
Total Consumer Spending	\$570M

Traffic Counts

S Patrick Drive	24,000
Banana River Dr	14,645
Total	28,645

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