

**FOR SALE**

**Signalized Hard Corner**

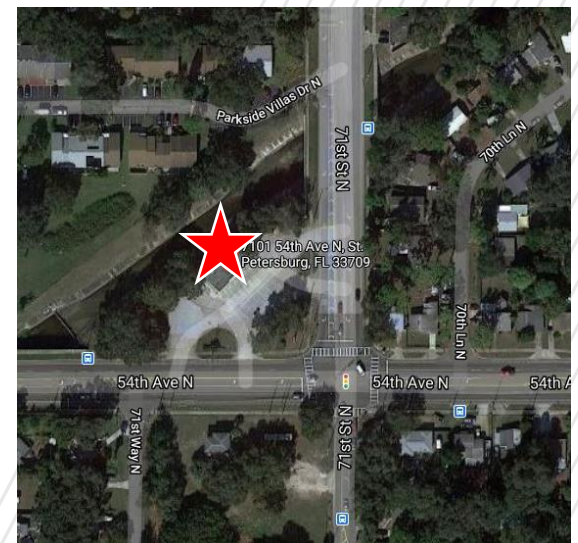
**7101 54th Avenue North, St. Petersburg, FL 33709**



**PROPERTY HIGHLIGHTS**

1.36-acre Signalized Hard Corner Property, located at NWC of 54<sup>th</sup> Avenue North (17,000 VPD) and 71<sup>st</sup> Street (15,400 VPD). Excellent Visibility and Frontage on both streets. Superior access: four points of ingress / egress. Dedicated pylon sign on 54<sup>th</sup> Avenue North.

<b>BUILDING SF</b>	2,680 SF	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	59,242 SF	<b>1-MILE (POP.)</b>	13,955
<b>YEAR BUILT</b>	1985	<b>3-MILE (POP.)</b>	99,074
<b>PARKING</b>	24 Spaces	<b>MED. INCOME</b>	\$52,126
<b>TRAFFIC COUNTS</b>	32,400 VPD	<b>SPACE USE</b>	Gas Station / C-Store



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### OVERVIEW

Urban Infill Location. Densely populated trade area. Located in proximity to a Publix-anchored shopping center, Walgreens, McDonald's and CVS.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	31-30-16-00000-340-0100
<b>2020 RE TAXES</b>	\$6.05/SF (2020)
<b>ZONING</b>	RPD-10



### 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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