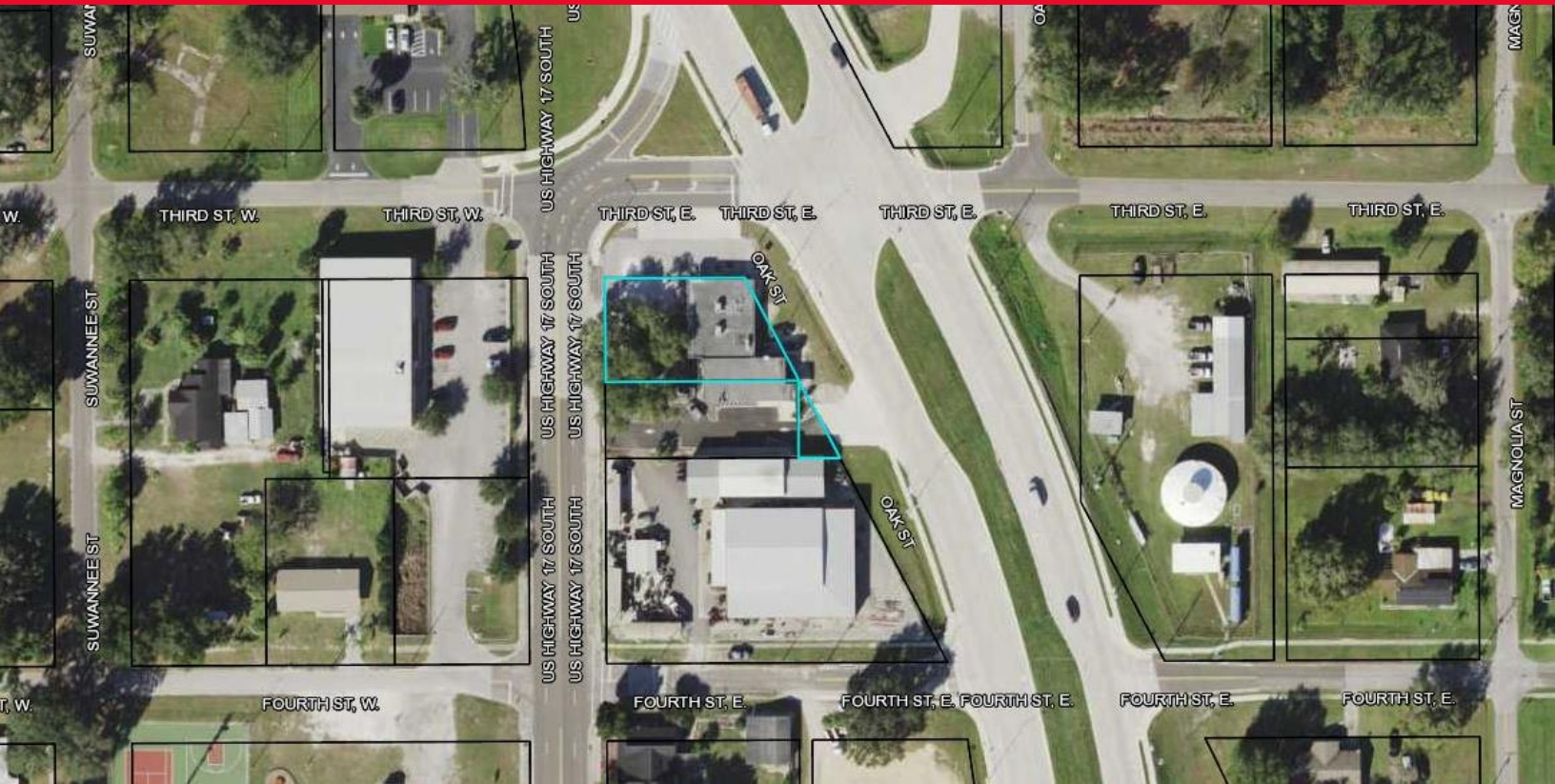


FOR SALE

3135 U.S. HWY 17, Zolfo Springs, FL 33890

Hard Corner Retail



PROPERTY HIGHLIGHTS

“Prominent “Hard Corner” location, with visibility on three streets and three points of ingress / egress. U.S. Highway 17 was recently widened to four lanes (13,400 VPD). The property features a dedicated pylon sign on Main Street. 3,480 Gross Square Feet (including canopy).

BUILDING SF	2,400 SF	SIGNAGE TYPE	Pylon
LAND SF	13,939 SF	1-MILE (POP.)	1,828
YEAR BUILT	1971	3-MILE (POP.)	5,414
PARKING	14 Spaces	MED. INCOME	\$39,268
TRAFFIC COUNTS	13,400 VPD	SPACE USE	Gas Station / C-Store



JEFF SCHEIDEGGER
Senior Transaction Manager
+1 314 384 8662
jeff.scheidegger@cushwake.com

PATRICK BERMAN
Managing Director
+1 813 204 5363
patrick.berman@cushwake.com

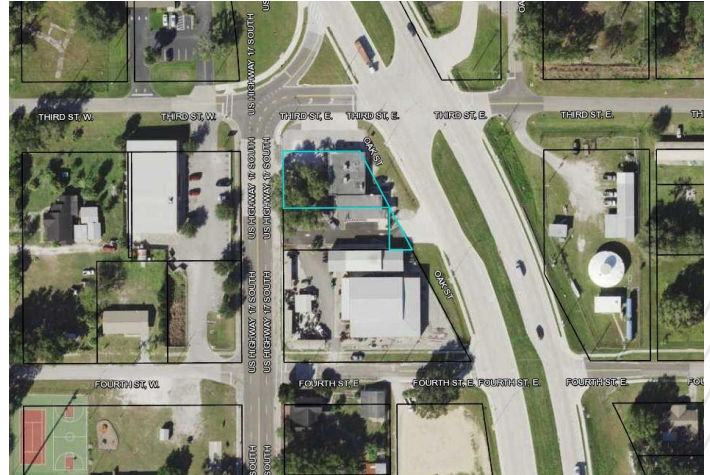
JASON DONALD
Managing Director
(813) 204-5329
jason.donald@cushwake.com

FOR SALE

3135 U.S. HWY 17, Zolfo Springs, FL 33890
 Hard Corner Retail

Zolfo Springs

Zolfo Springs is a rural community located in Central Florida (Hardee County). The town is located 50 miles southeast of Tampa and 70 miles southwest of Orlando.



LEGAL INFORMATION

TAX PARCEL ID	27-34-25-0710-00003-0001
2020 RE TAXES	\$1.79/SF
ZONING	P-I



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:

JEFF SCHEIDEGGER
 Senior Transaction Manager
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