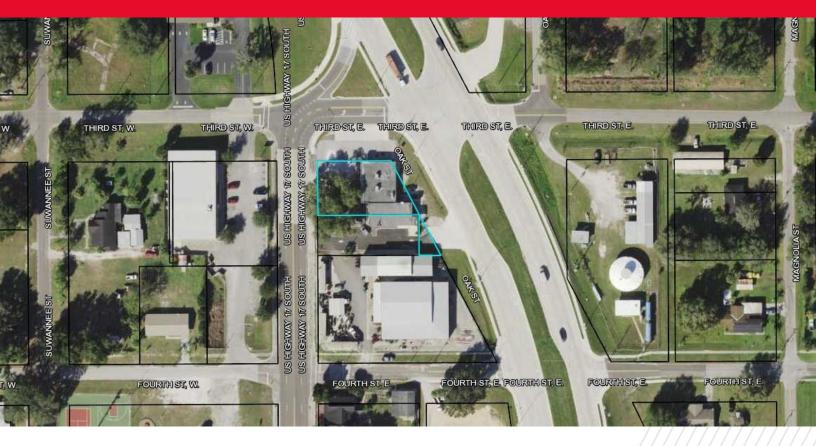
FOR SALE



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
LAND SF	13,939 SF
YEAR BUILT	1971
PARKING	14 Spaces
TRAFFIC COUNTS	13,400 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	1,828
3-MILE (POP.)	5,414
MED. INCOME	\$39,268
SPACE USE	Gas Station / C-Store



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FOR SALE

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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:

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