



WINTER HAVEN GAS STATION & C-STORE FOR LEASE! (OWNER/USER)

1200 3rd St SW, Winter Haven, FL 33880

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available Gross SF:	3,860 SF
Available C-Store:	1,750 SF
Lease Rate:	\$10,000 per month
Lease Type:	NNN Lease
Lot Size:	0.74 Acres
Year Built:	2002
Building Size:	1,750 SF
Renovated:	2024
Zoning:	CG
Market:	WINTER HAVEN FL
Submarket:	LAKELAND

PROPERTY OVERVIEW

FULLY RENOVATED 9-PUMP SERVICE STATION IN WINTER HAVEN, FL! PERFECT FOR AN OWNER-OPERATOR TO PURCHASE OR LEASE AND RUN THE DAY-TO-DAY OPERATIONS! THE PROPERTY SITS ON BUSY US HWY 17, WITH LARGE TRAFFIC AMOUNTS AND A CURB CUT FOR EASY ACCESS FOR CARS TURNING LEFT INTO THE PROPERTY. THE PROPERTY HAS A LONG-TERM FUEL AGREEMENT IN PLACE, AS WELL AS A BRANDING AGREEMENT WITH CIRCLE K THAT CAN BE USED BY THE NEW OWNER.

THIS IS A PERFECT FIT FOR AN OWNER/OPERATOR TO COME INTO A SITE WITH A LONG-TERM BRANDING AND FUEL AGREEMENT ALREADY IN PLACE. THEY CAN RUN BOTH THE GAS OPERATIONS AS WELL AS THE UPDATED C-STORE IN THE REAR OF THE PROPERTY. THE PROPERTY ALSO HAS A RARE DRIVE-THROUGH WINDOW FOR CUSTOMERS ON THE GO! THIS ALLOWS CUSTOMERS TO STAY IN THEIR VEHICLES AND STILL PURCHASE ANY GOODS INSIDE THE C-STORE!

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
1200 SW 3RD ST	\$10,000 per month	GAS STATION OPERATION	3,860 SF

David Rosenthal

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Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 9-PUMP GAS STATION FOR SALE OR LEASE!
- STARTING LEASE RATE OF \$10,000 PER MONTH.
- LEASH LENGTH BETWEEN 5-20 YEARS.
- 3,860 GROSS LEASABLE SF
- 1,750 S/F HEATED SF (C-STORE)
- 9-PUMP GAS STATION WITH C-STORE AND AMPLE PARKING FOR CUSTOMERS! DRIVE-THROUGH WINDOW FOR CUSTOMERS ON THE GO!
- LOCATED ON BUSY US HWY 17, WITH HEAVY TRAFFIC DAILY!
- THE SITE IS LOCATED DIRECTLY NEXT TO MANY BIG BOX RETAIL OUTFITS, INCLUDING JIMMY JOHNS, ALDI SUPERMARKET, LOWES HOME IMPROVEMENT AND MANY MORE!
- SELLER FINANCING IS AVAILABLE!



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

9-PUMP GAS STATION FOR SALE OR LEASE!

STARTING RENTAL RATE OF \$10,000 PER MONTH, LEASE LENGTH BETWEEN 5-20 YEARS.

3,860 GROSS LEASABLE SF TOTAL (1,750 S/F HEATED SF C-STORE)

(NNN LEASE): THE TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY, IN ADDITION TO RENT.

LOCATION DESCRIPTION

LOCATED IN BEAUTIFUL WINTER HAVEN, FL, ON BUSY US HWY 17. THE PROPERTY SITS IN A BUSY RETAIL CORRIDOR WITH LARGE BIG BOX NATIONAL BRANDS SURROUNDING THE LOCATION!

SITE DESCRIPTION

THE PROPERTY INCLUDES A CONNECTED C-STORE WITH A DRIVE-THROUGH FOR CUSTOMERS ON THE GO!

THE IN-PLACE GAS AGREEMENT AND BRANDING AGREEMENT CAN BE USED IF THE TENANT WOULD LIKE, BUT IT IS NOT A REQUIREMENT. TENANT CAN BRING THEIR OWN SUPPLY AND BRANDING AGREEMENTS IN IF THEY WOULD LIKE.

PARKING DESCRIPTION

AMPLE PARKING FOR ALL GUESTS AND CUSTOMERS! OVER 30 SPACES ON SITE!

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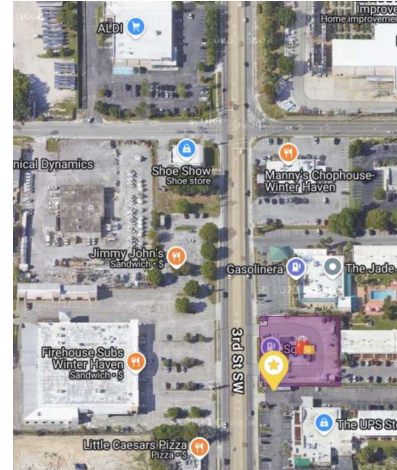
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ADDITIONAL PHOTOS



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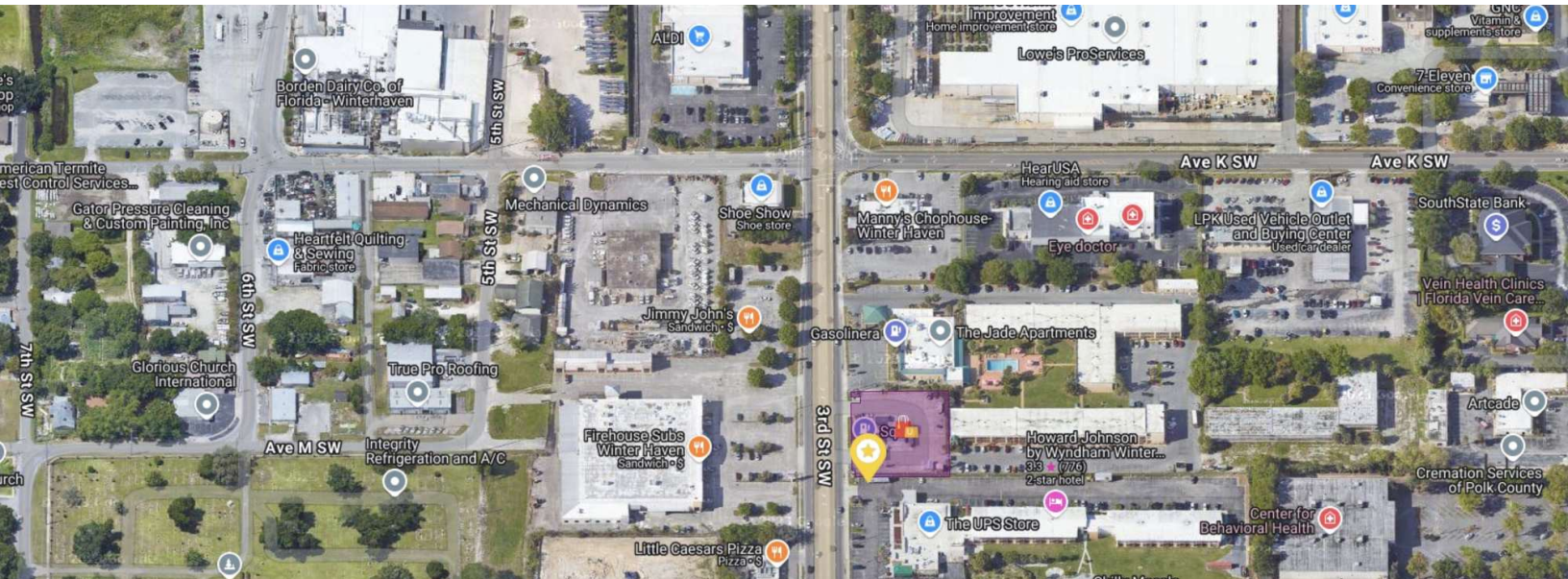
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SITE PLANS



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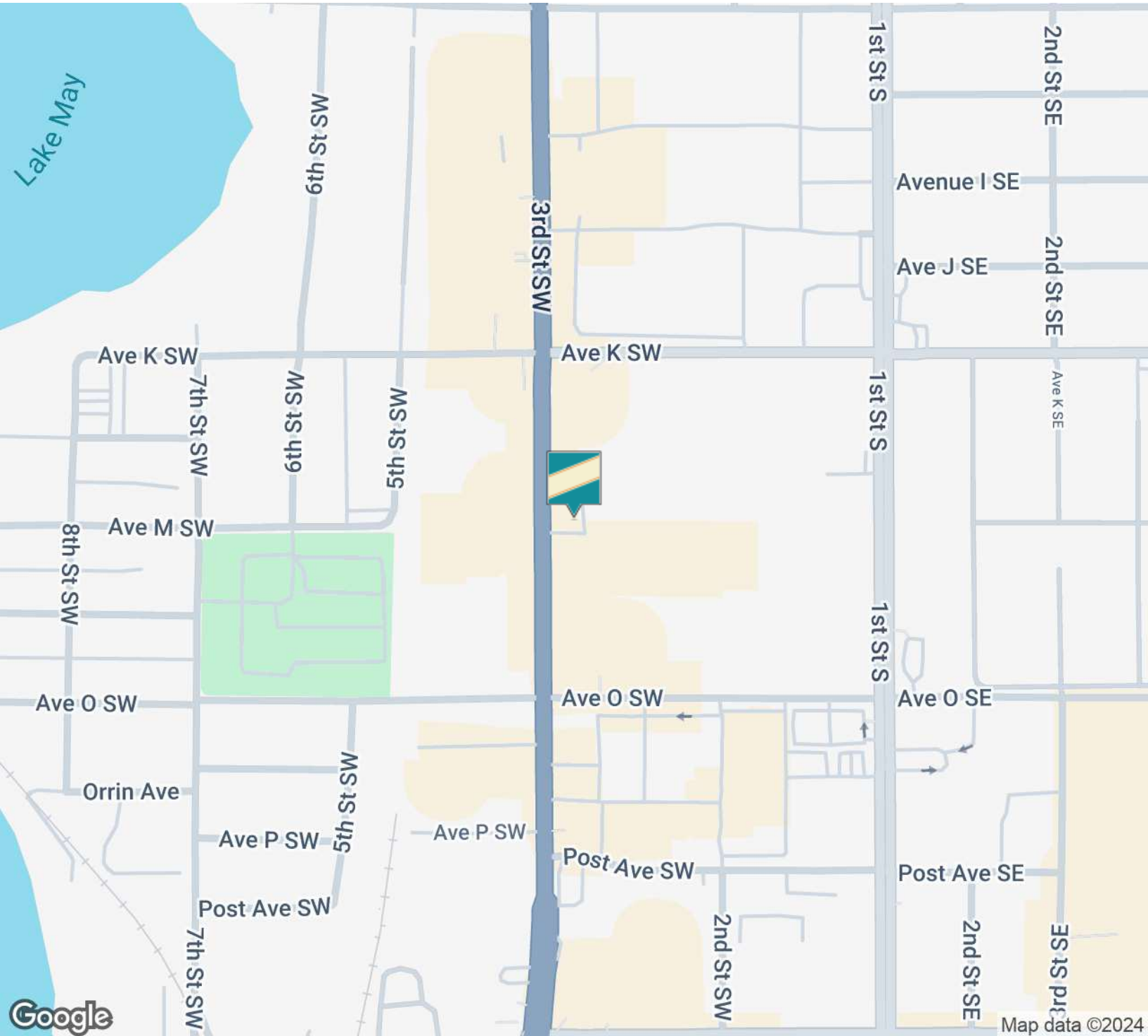
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LOCATION MAP



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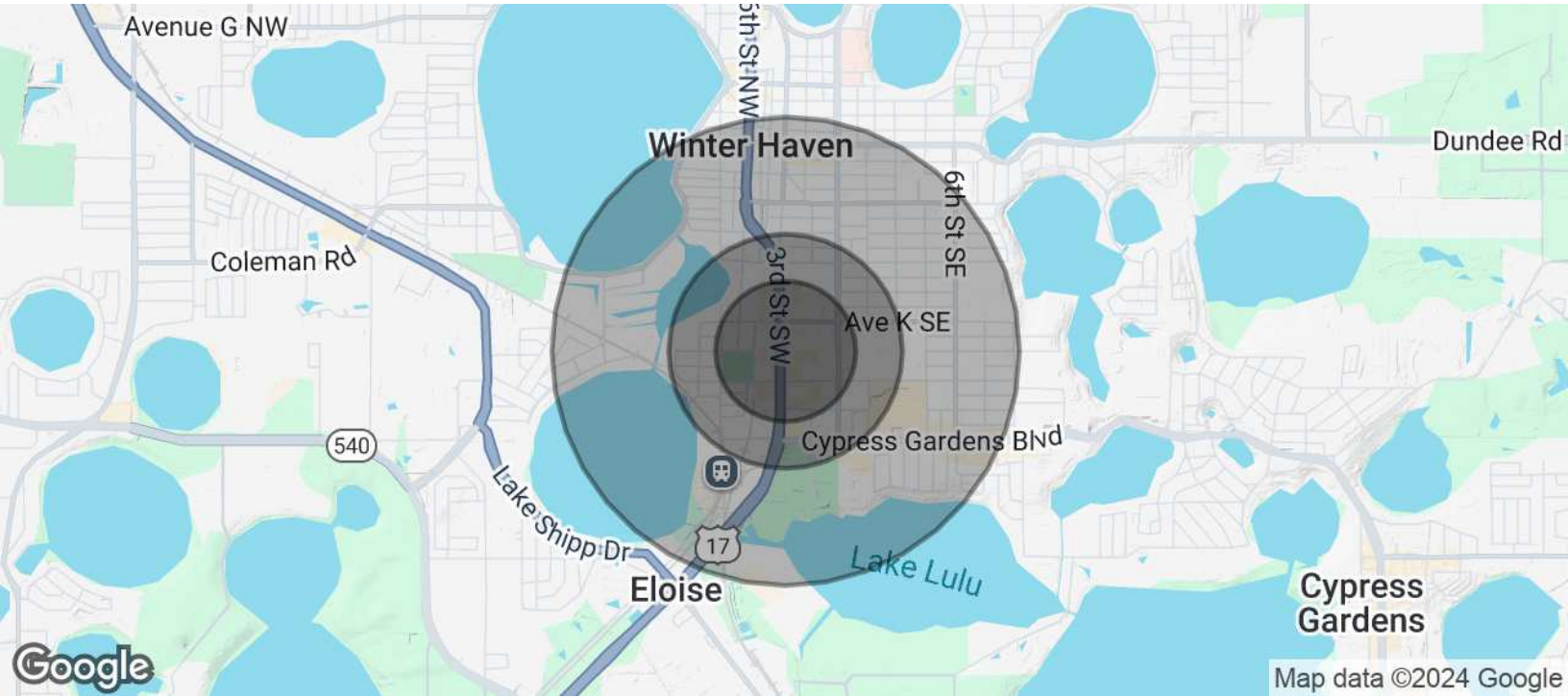
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	227	2,034	7,513
Average Age	37	37	41
Average Age (Male)	36	36	40
Average Age (Female)	39	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	840	3,288
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$61,408	\$63,291	\$70,485
Average House Value	\$431,404	\$429,900	\$315,366

Demographics data derived from AlphaMap

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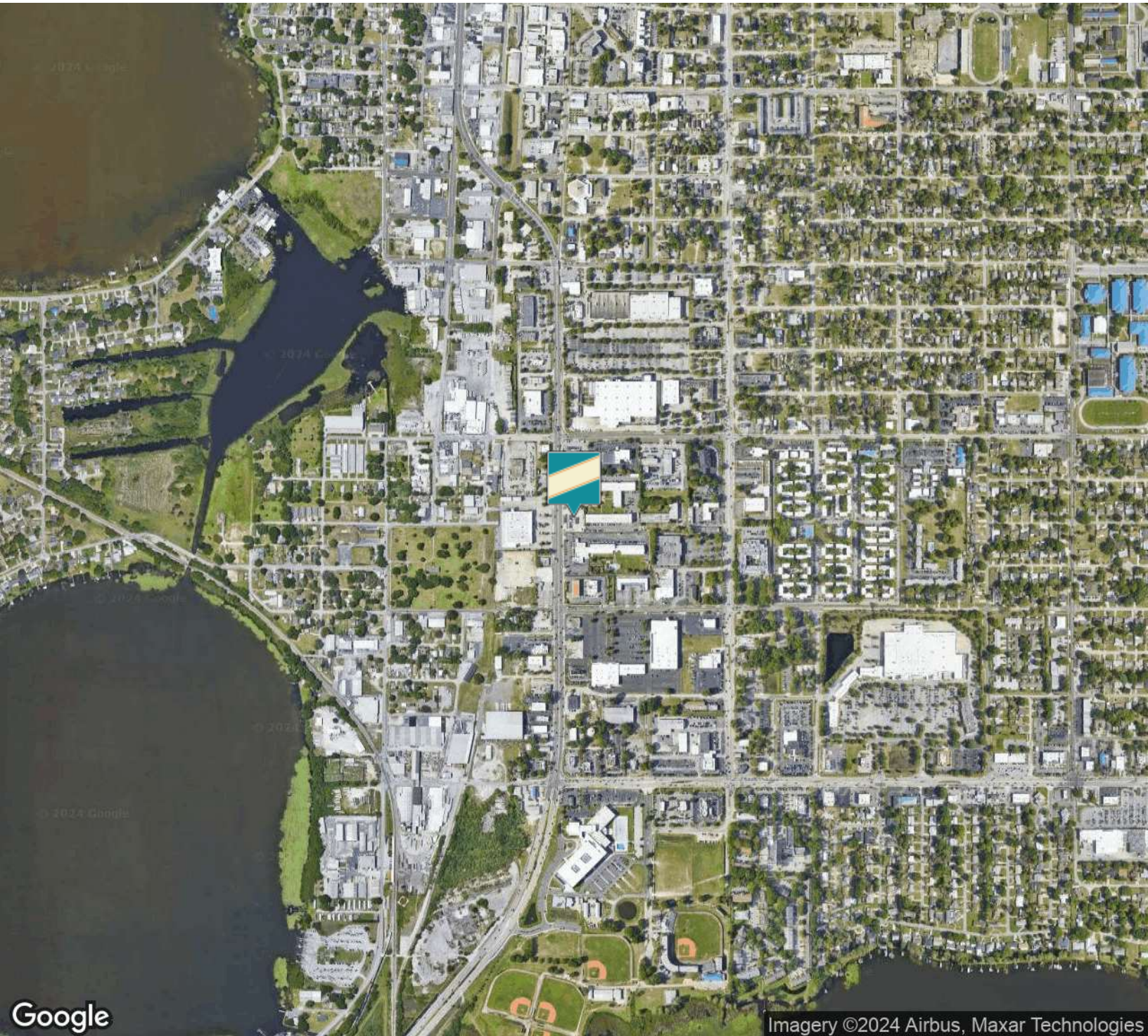
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.245.7333
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PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

- Multifamily
- Retail Sales & Leases
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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