

For Lease



76 Gas Station/Retail Store

6080 US 1 | Grant, FL 32949



2,800 SF Building
.80 AC Land



Built in 2008



Asking Rate: \$4,600/month
First month free, reduced rate until month 6 (Includes property tax and exterior insurance). Tenant responsible for interior insurance.

SAXON EVANS

T: 407-691-0505 ext. 322

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sevans@holdthyssen.com

301 S. New York Avenue

Suite 200

Winter Park, FL 32789

www.holdthyssen.com



PROPERTY DETAILS



4 Pumps - 8 Pump Positions



117' of Direct Frontage on US Highway 1



15 Surface Parking Spaces



Three Tanks (4,000, 6,000 and 12,000)

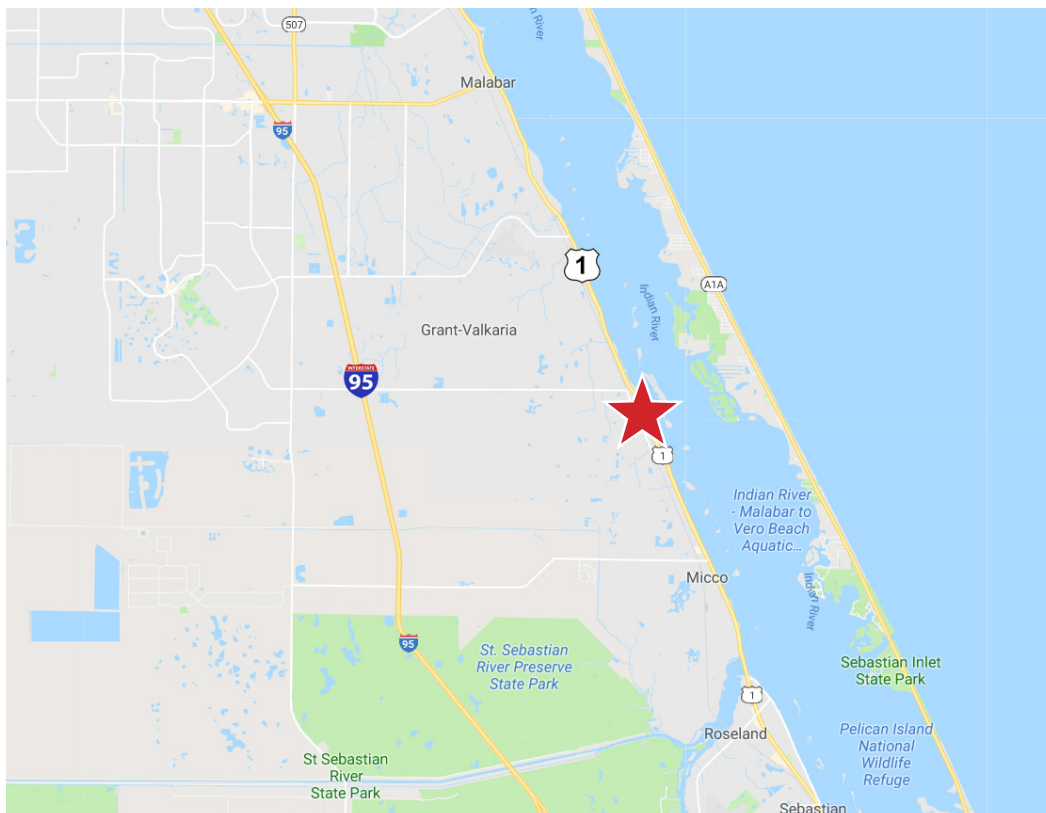


50/50 Residential/Commercial Area with Boat Ramps, Marinas and Parks Near By

2019 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population Estimate	409	12,645	17,788
Est. Pop. Growth 2019-2024	5.38%	8.28%	8.47%
Households Estimate	174	6,519	8,948
Est. HH Growth 2019-2024	4.60%	7.81%	7.99%
Average HH Income	\$102,555	\$63,742	\$67,715
Median HH Income	\$82,031	\$42,689	\$45,874

LOCATION



FOR MORE INFORMATION:

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