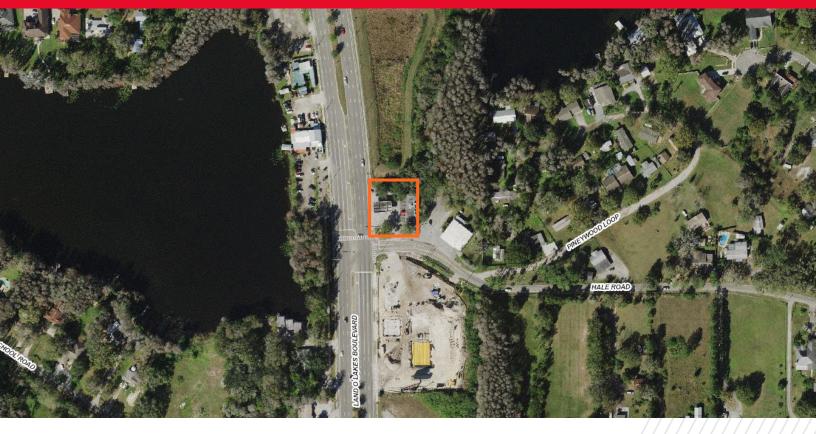


# FOR SALE Signalized Hard Corner 4736 U.S. Highway 41, Land O Lakes, FL 34639

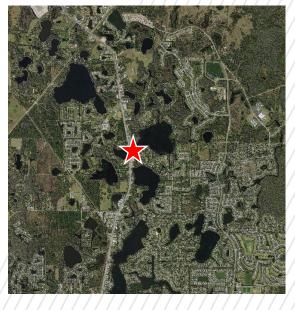


#### **PROPERTY HIGHLIGHTS**

0.41-acre Signalized Hard Corner Property, located at NEC of U.S. Highway 41 (43,000 VPD) and Hale Road (5,000 VPD). Excellent Visibility, Access and Frontage on both streets. Located adjacent to Pasco County Fire Rescue. Prominent pylon sign on U.S. Highway 41.

BUILDING SF	1,980 SF	SIGNAG
LAND SF	17,860 SF	1-MILE
YEAR BUILT	1988	3-MILE
PARKING	12 Spaces	MED. IN
TRAFFIC COUNTS	48,000 VPD	SPACE

 SIGNAGE TYPE	Pylon
1-MILE (POP.)	3,841
3-MILE (POP.)	32,772
MED. INCOME	\$88,623
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

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# **FOR SALE** Signalized Hard Corner 4736 U.S. Highway 41, Land O Lakes, FL 34639

## **OVERVIEW**

Located two miles north of State Road 54, at a heavily-trafficked intersection in Central Pasco County. Affluent, High-growth residential market. Major retailers in the trade area include Lowe's, Walmart and Publix.



### LEGAL INFORMATION

TAX PARCEL ID	13-26-18-0020-00000-0155	
2020 RE TAXES	\$2.58/SF (2020)	
ZONING	C2 (Commercial)	



## 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

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