



## Property Snapshot

Listing Price	\$224,770
Lot Size	1.29 AC
Zoning	C-4
Traffic Count	SW Lee Blvd 18,200 VPD SW 38 <sup>th</sup> St 12,700 VPD

**Offered at**  
**\$4/SF\***

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Except as stated otherwise in this Offering Memorandum, neither Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its Contents, the Property or any documents referred to in the Offering Memorandum, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or Contents. Further, no other person has been authorized to give any information to make any representations or warranties with regard to the Property, and if such information, representations or warranties have been made, they must not be relied upon as having been authorized by Owner or Agent. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the Owner, and any conditions to the Owner obligations thereunder have been satisfied or waived.

This Offering Memorandum is prepared solely for the benefit of prospective investors and purchasers acceptable to Owner or Agent. All contents of this Offering Memorandum are deemed confidential and should be held in the strictest confidence. Any reproduction or distribution of this Offering Memorandum, in whole or in part, or the divulgence of any of the information contained herein, without the prior written consent of Owner or Manager is prohibited. Any prospective purchaser, by accepting delivery of this Offering Memorandum, agrees to return this Offering Memorandum to the Owner or Agent in the event the prospective purchaser decides not to purchase the Property.

Each prospective purchaser is encouraged to seek independent legal, tax and investment advice regarding its particular investment situation.

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