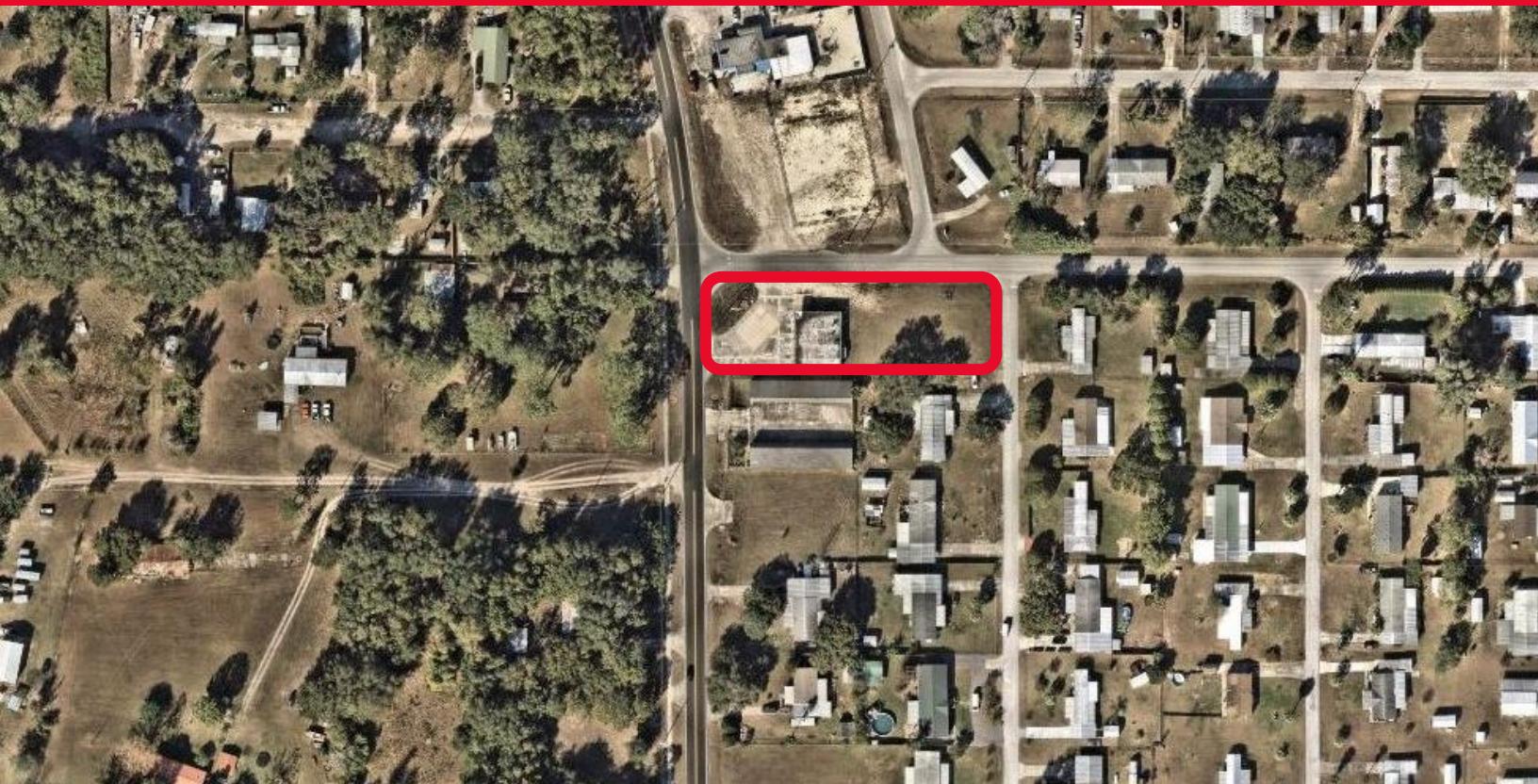


FOR SALE

10143 SE Sunset Harbor Rd
Summerfield, FL 34491

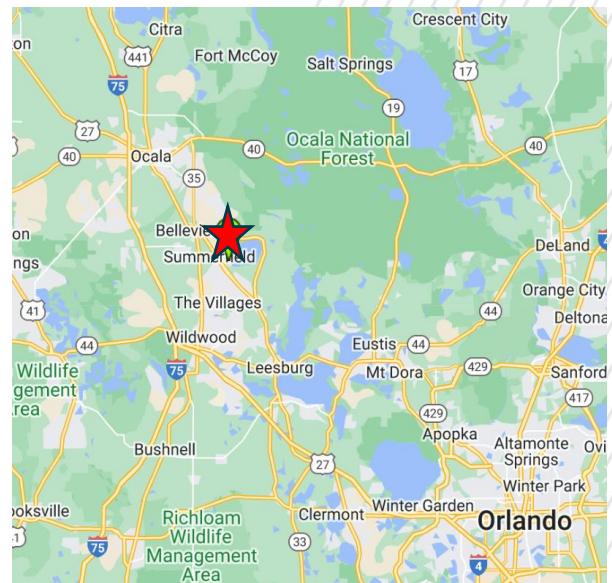


PROPERTY HIGHLIGHTS

Former gas station/convenience store. The tanks have been removed. Located just off US Highway 441. Highway 441 is the largest retail thoroughfare in Summerfield.

BUILDING SF	2,562
LAND SF	24,904
YEAR BUILT	1974
PARKING	9 Spaces
TRAFFIC COUNTS	5,400 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	2,417
3-MILE (POP.)	27,345
MED. INCOME	\$63,821
SPACE USE	QSR Allowed



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HIGHLIGHTS

Located less than ten-miles to The Villages and seventeen miles to Ocala, this former C-Store has major exposure to the surrounding Summerfield Neighborhoods. QSR Allowed.



LEGAL INFORMATION

TAX PARCEL ID	4770-079-000
2024 RE TAXES	\$3,045.28
ZONING	B-2

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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