

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



JEFF SCHEIDEGGER

Account Manager +1 314-384-8662 jeff.scheidegger@cushwake.com

AMY FOOTE

Senior Associate +1 407-541-4411 amy.foote@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR SALE 10143 SE Sunset Harbor Rd Summerfield, FL 34491

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:

JEFF SCHEIDEGGER

Account Manager +1 314-384-8662 jeff.scheidegger@cushwake.com **AMY FOOTE**

Senior Associate +1 407-541-4411 amy.foote@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.