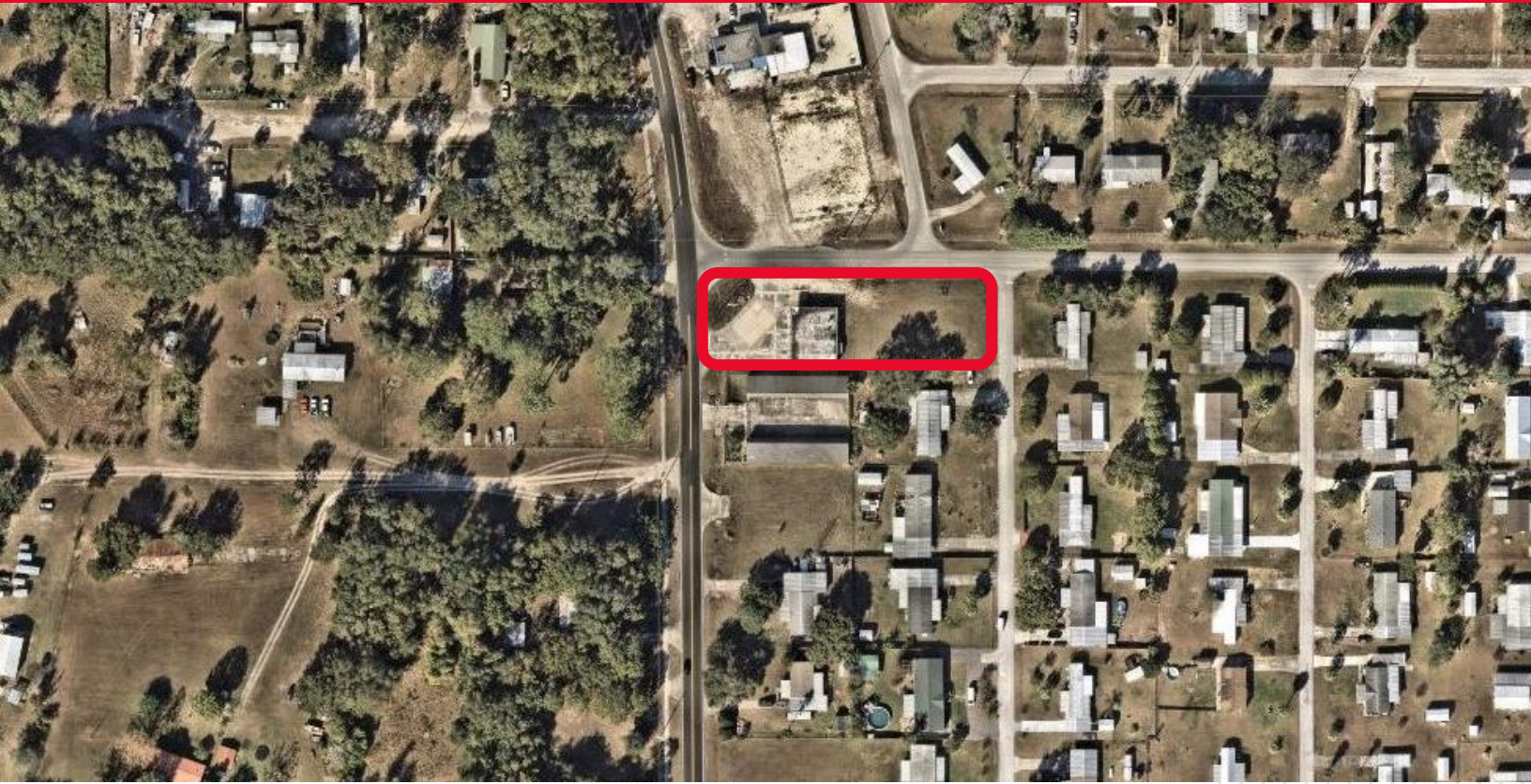


## FOR SALE

10143 SE Sunset Harbor Rd  
Summerfield, FL 34491

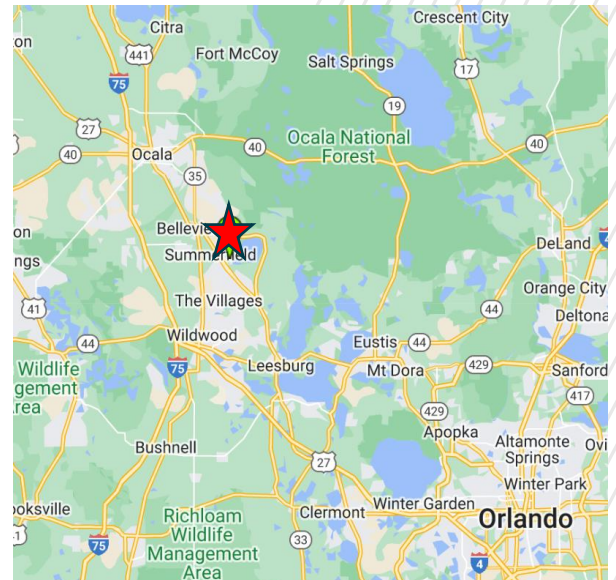


### PROPERTY HIGHLIGHTS

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.

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

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



## 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

<b>TAX PARCEL ID</b>	4770-079-000
<b>2024 RE TAXES</b>	\$3,045.28
<b>ZONING</b>	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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