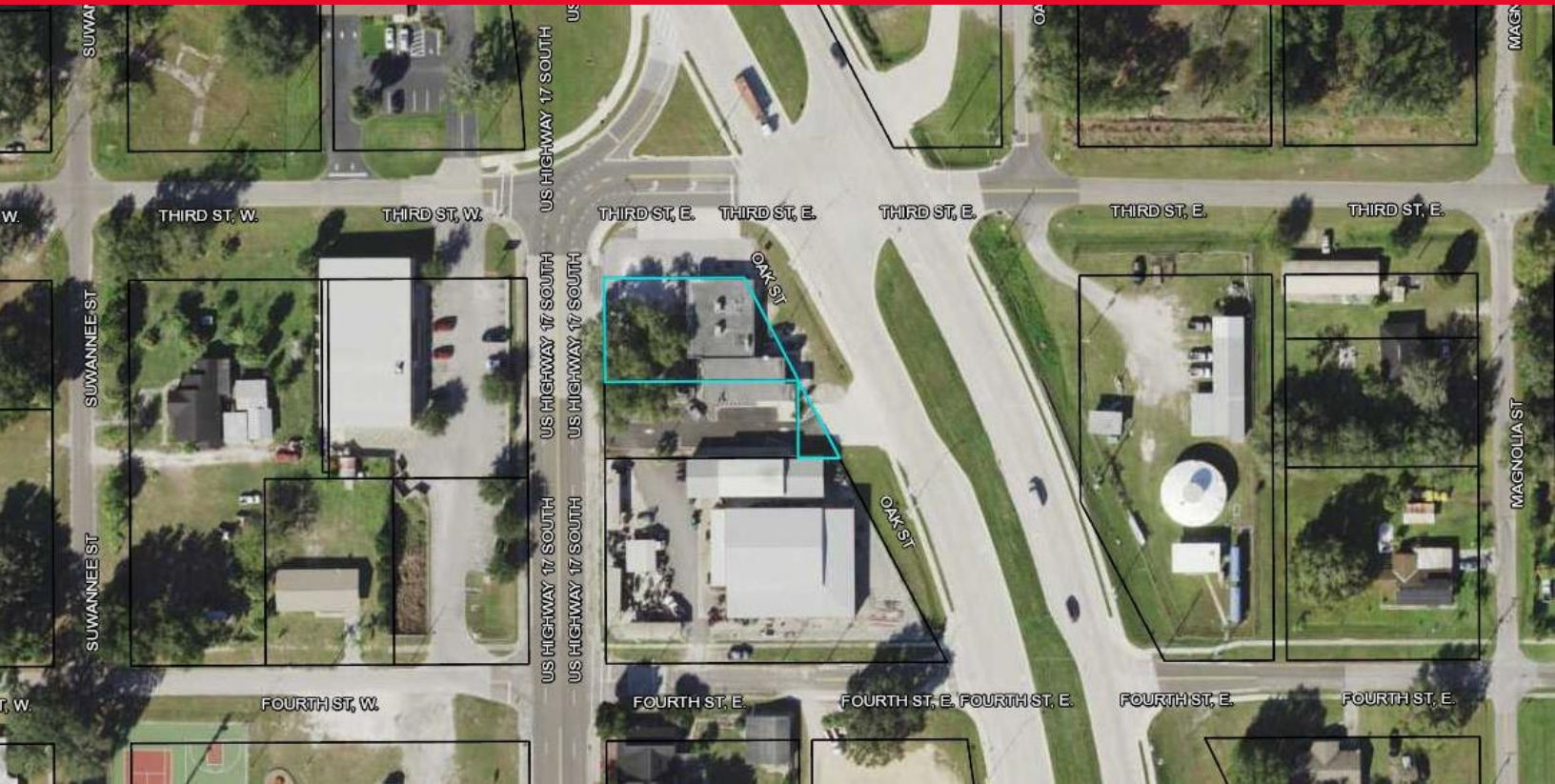


FOR SALE

3135 U.S. HWY 17, Zolfo Springs, FL 33890



### PROPERTY HIGHLIGHTS

“Prominent “Hard Corner” location, with visibility on three streets and three points of ingress / egress. U.S. Highway 17 was recently widened to four lanes (13,400 VPD). The property features a dedicated pylon sign on Main Street. 3,480 Gross Square Feet (including canopy).

<b>BUILDING SF</b>	2,400 SF	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	13,939 SF	<b>1-MILE (POP.)</b>	1,828
<b>YEAR BUILT</b>	1971	<b>3-MILE (POP.)</b>	5,414
<b>PARKING</b>	14 Spaces	<b>MED. INCOME</b>	\$39,268
<b>TRAFFIC COUNTS</b>	13,400 VPD	<b>SPACE USE</b>	Gas Station / C-Store



**JEFF SCHEIDEGGER**  
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**PATRICK BERMAN**  
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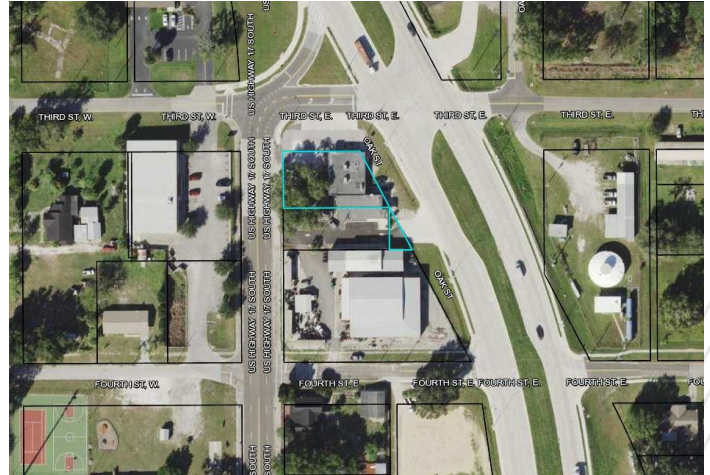
**JASON DONALD**  
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# FOR SALE

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## Zolfo Springs

Zolfo Springs is a rural community located in Central Florida (Hardee County). The town is located 50 miles southeast of Tampa and 70 miles southwest of Orlando.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	27-34-25-0710-00003-0001
<b>2020 RE TAXES</b>	\$1.79/SF
<b>ZONING</b>	P-I



## 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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