

# INVESTMENT PROPERTY FOR SALE

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Google

# Fueling Station



## OFFERING SUMMARY

Sale Price:	\$1,490,000
Price / SF:	\$186.25
Parking	11 Spaces

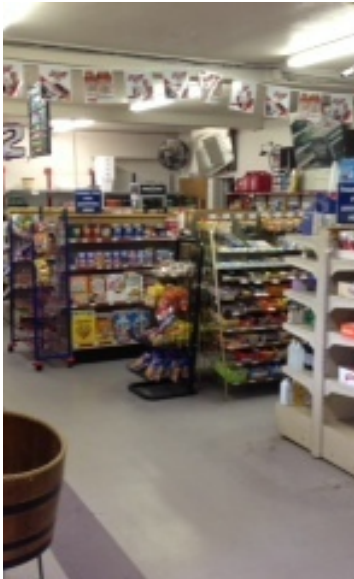
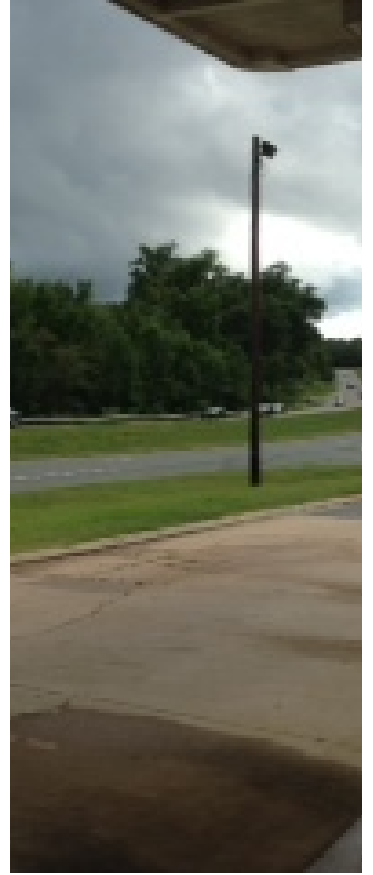
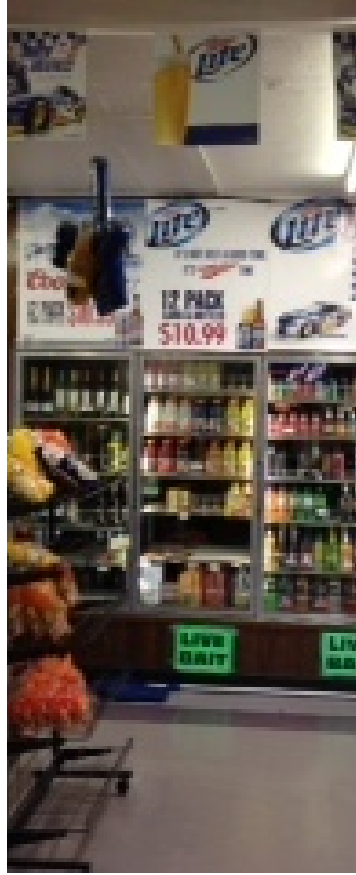
## PROPERTY OVERVIEW

Amazing investment property; single family home, auto sales lot and inline retail, all fully leased, 1,554 sf c-store is available for lease. Unbranded fueling with pumps and tanks on site. Set up for c-store owner/operator to live on site and collect additional income from tenants

## PROPERTY HIGHLIGHTS

- Vacant Fueling Station For Lease Rental Rate \$3,500 per month
- No fuel service agreement
- Non branded
- Conventional fuel permitted
- New Nice Bridge completion date of 2023 will become major artery and defacto outer by-pass around DC

# Fueling Station



# Remax Office With Vacant Retail Space



## OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	5,425 SF
Parking	10 Spaces

## PROPERTY DESCRIPTION

Amazing investment property; single family home, auto sales lot and inline retail, all fully leased, 1,554 sf c-store is available for lease. Unbranded fueling with pumps and tanks on site. Set up for c-store owner/operator to live on site and collect additional income from tenants

## PROPERTY HIGHLIGHTS

- Gross Monthly Income of the Remax Office and Seasonal Vacant office/ retail space is \$3,300
- Investment Property with high traffic count in a rapidly growing area
- New Nice Bridge completion date of 2023 will become major artery and defacto outer by-pass around DC

# Car Dealership



## OFFERING SUMMARY

Sale Price: \$1,490,000

## PROPERTY DESCRIPTION

Amazing investment property; single family home, auto sales lot and inline retail, all fully leased, 1,554 sf c-store is available for lease. Unbranded fueling with pumps and tanks on site. Set up for c-store owner/operator to live on site and collect additional income from tenants

## PROPERTY HIGHLIGHTS

- Gross Monthly Income of the Car Dealership is \$3,000
- Investment Property with high traffic count in a rapidly growing area
- New Nice Bridge completion date of 2023 will become major artery and defacto outer by-pass around DC

# Single Family Home



## OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	1,554 SF
	3 BR 2 Bath

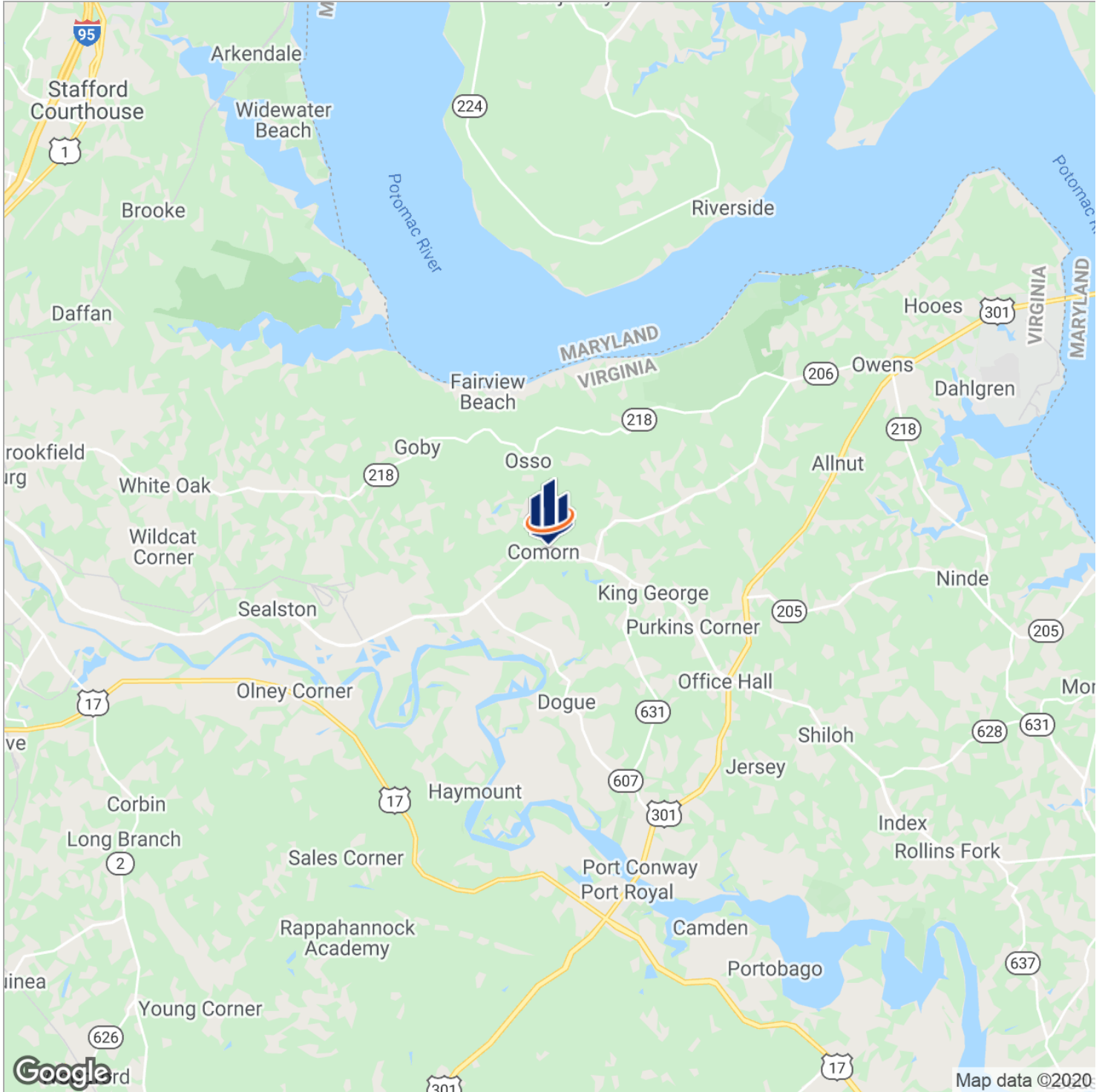
## PROPERTY DESCRIPTION

Amazing investment property; single family home, auto sales lot and inline retail, all fully leased, 1,554 sf c-store is available for lease. Unbranded fueling with pumps and tanks on site. Set up for c-store owner/operator to live on site and collect additional income from tenants

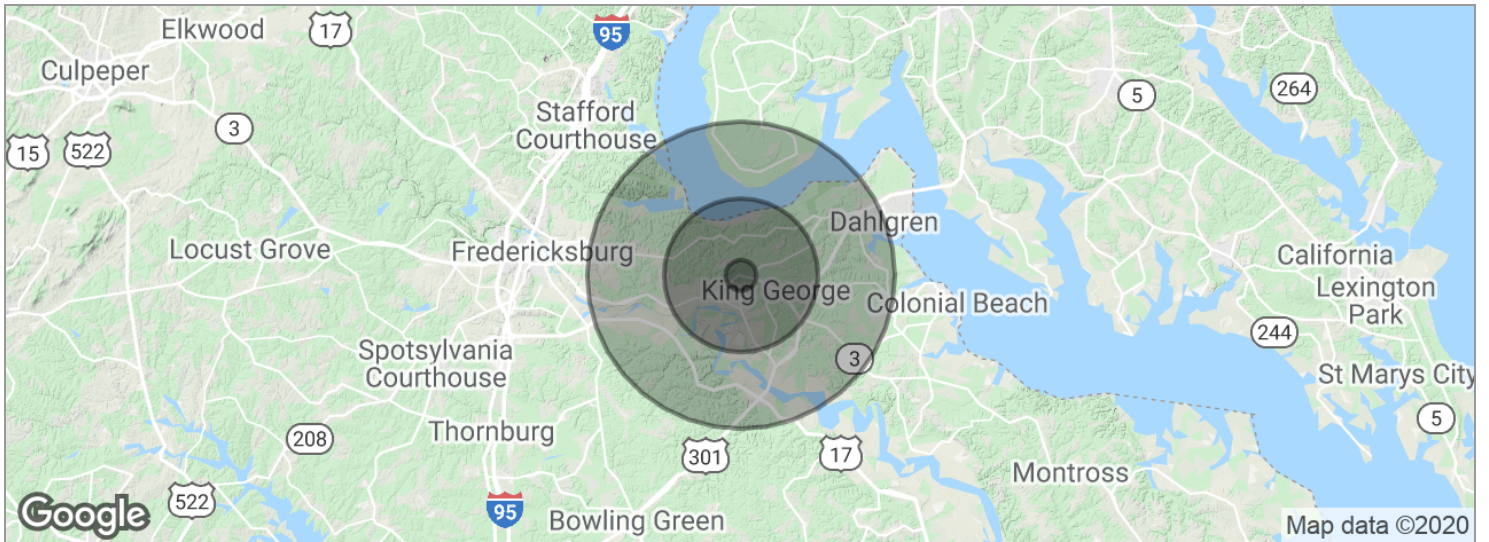
## PROPERTY HIGHLIGHTS

- Gross Monthly Income of the single family home is \$1,350
- Investment Property with high traffic count in a rapidly growing area
- New Nice Bridge completion date of 2023 will become major artery and defacto outer by-pass around DC

# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	454	9,870	27,112
Median age	37.5	37.1	38.1
Median age (Male)	37.8	37.2	37.8
Median age (Female)	36.9	36.8	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	167	3,621	9,787
# of persons per HH	2.7	2.7	2.8
Average HH income	\$85,757	\$86,144	\$89,746
Average house value	\$350,473	\$346,448	\$356,279

\* Demographic data derived from 2010 US Census





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