

The
Keyes
Company

Commercial Real Estate

Presentation for:
Chevron Gas Station &
Convenient Store
751 Clearwater-Largo Road North
Bellaire Bluffs, FL 33774

Chevron Gas Station & Convenience Store

751 Clearwater-Largo Road North, Bellaire Bluffs, FL 33774



PROPERTY SUMMARY

Sale Price:	\$1,100,000
Pro Forma Cap Rate:	10.79%
Pro Forma NOI:	\$118,638
Lot Size:	19,602 SF
Building Size:	1,976 SF
Ceiling Height:	10.0 FT
Year Built:	1956
Renovated:	2016
Zoning:	General Commercial - CG
Market:	Tampa Bay
Sub Market:	Largo
Cross Streets:	Clearwater-Largo Road North & Mehlanbacher Road (8th Avenue NW)
Traffic Count:	27,000

PROPERTY OVERVIEW

Strategic Corner Gas Station and Convenient Store in Bellaire Bluffs

PROPERTY HIGHLIGHTS

- Fantastic Signalized Corner Gas Station and Convenience Store
- New Chevron Station Franchise
- Four new Gas Pumps with State-of-the-Art features
- Over 45,000 Gallons per Month, Franchise payback 3.5 cents per gallon
- Double walled tanks underground
- Full service convenient store with Sales up to \$63,000 per month
- Beer & Wine License, Lotto Sales License, Tabaco Sales License
- Potential for Food Service (Sandwiches, Breakfast, Take-out)
- Owner Leases the station to operator Tenant (\$46,000/Year, 2% Annual Increases)
- Property can be delivered with Lease in Place or Vacant
- ATM Machine operated by property owner (Approx. \$500/Month)
- Chevron franchise agreement, 10 Years from 2017
- Beautiful Neighborhood station and store, few locations available
- Great Corner for potential development, Close to Ulmerton Road (major East-West Corridor)
- Amazing revenue opportunity for Owner User!
- Owner Operator Est. Annual Income: %Gas \$12,600, ATM \$6,000, Store Gross Sales \$600,000
- Owner Operator Estimated Profit \$118,638 (without Auto Repair Lease)
- CASH COW - High Visibility and High Traffic Location
- Located in the Qualified Opportunity Zone (QOZ)
- SELLER FINANCING TO QUALIFIED BUYERS!

FOR MORE INFORMATION, PLEASE CONTACT:

Tony Ulloa Director Private Real Estate Investments | P: 305.790.5511 | tonyulloa@keyes.com

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2121 SW 3rd Ave, 3rd floor
Miami, FL 33129
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SALE PRICE

\$1,100,000

LOCATION INFORMATION

Building Name	Chevron Gas Station & Convenience Store
Street Address	751 Clearwater-Largo Road North
City, State, Zip	Bellaire Bluffs, FL 33774
County	Pinellas
Market	Tampa Bay
Sub-Market	Largo
Cross-Streets	Clearwater-Largo Road North & Mehlanbacher Road (8th Avenue NW)
Township	33
Range	29
Section	15
Side Of The Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Saint Petersburg-Clearwater International Airport, Tampa International Airport

BUILDING INFORMATION

NOI	\$118,638.00
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
APN #	33-29-15-53316-010-0010
Lot Frontage	150 ft
Lot Depth	130 ft
Corner Property	Yes
Traffic Count	27000
Traffic Count Street	Clearwater Largo Road North
Traffic Count Frontage	150
Amenities	New Chevron Franchise, Newly Renovated Four new TV Gas Pumps Bear, Wine, Tabbaco Lottery Licenses and Sales Amazing signalized corner, High Traffic (27K Cars per Day)
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Parking Spaces	35

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Broadband	Cable
Centriv Equipped	Yes

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Range	29
Section	15
Side Of The Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Saint Petersburg-Clearwater International Airport, Tampa International Airport

BUILDING INFORMATION

Pro Forma NOI	\$118,638.00
Pro Forma Cap Rate	10.79
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft

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PROPERTY DESCRIPTION

Strategic Corner Gas Station & Convenient Store in Bellaire Bluffs

LOCATION DESCRIPTION

Prime Signalized Corner in prestigious Bellaire Bluffs Neighborhood, located on main North-South artery Clearwater-Largo Road, OPPORTUNITY ZONE

SITE DESCRIPTION

Signalized Corner on main north-south artery, Clearwater-Largo Road, almost 1/2 Acre lot, perfect for national tenant development or enhanced service station concept

CONSTRUCTION DESCRIPTION

CBS

SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS

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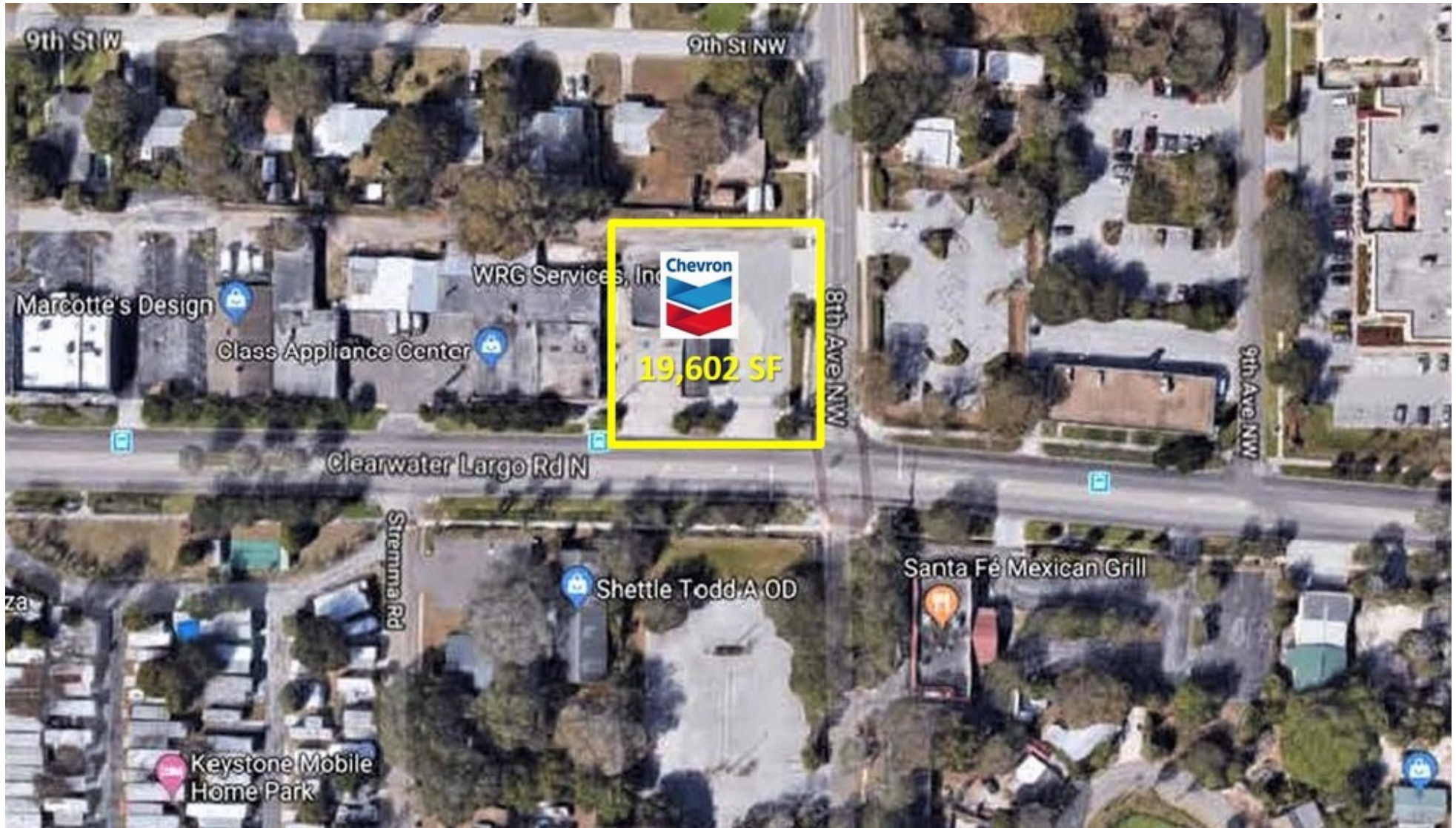
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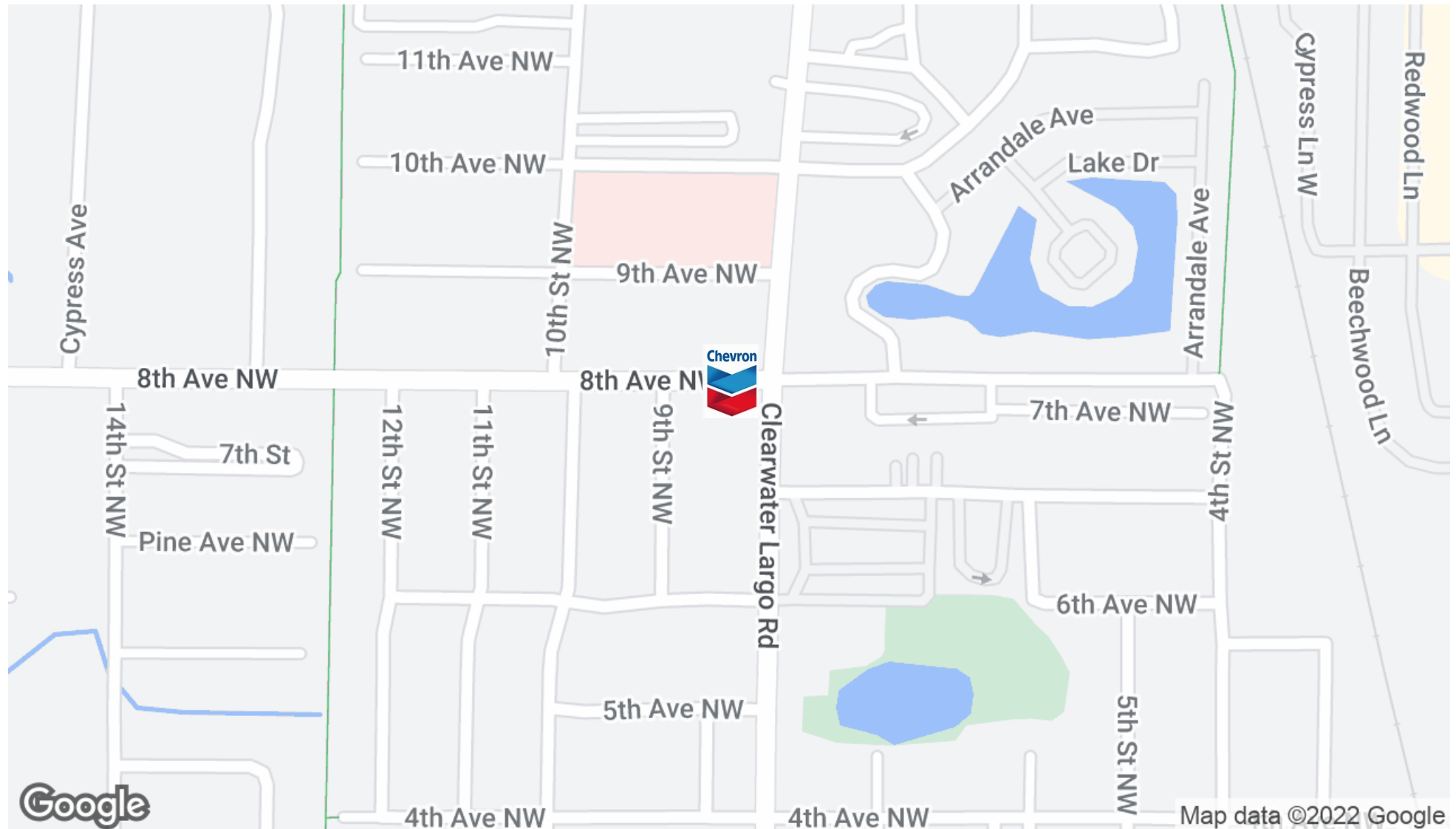
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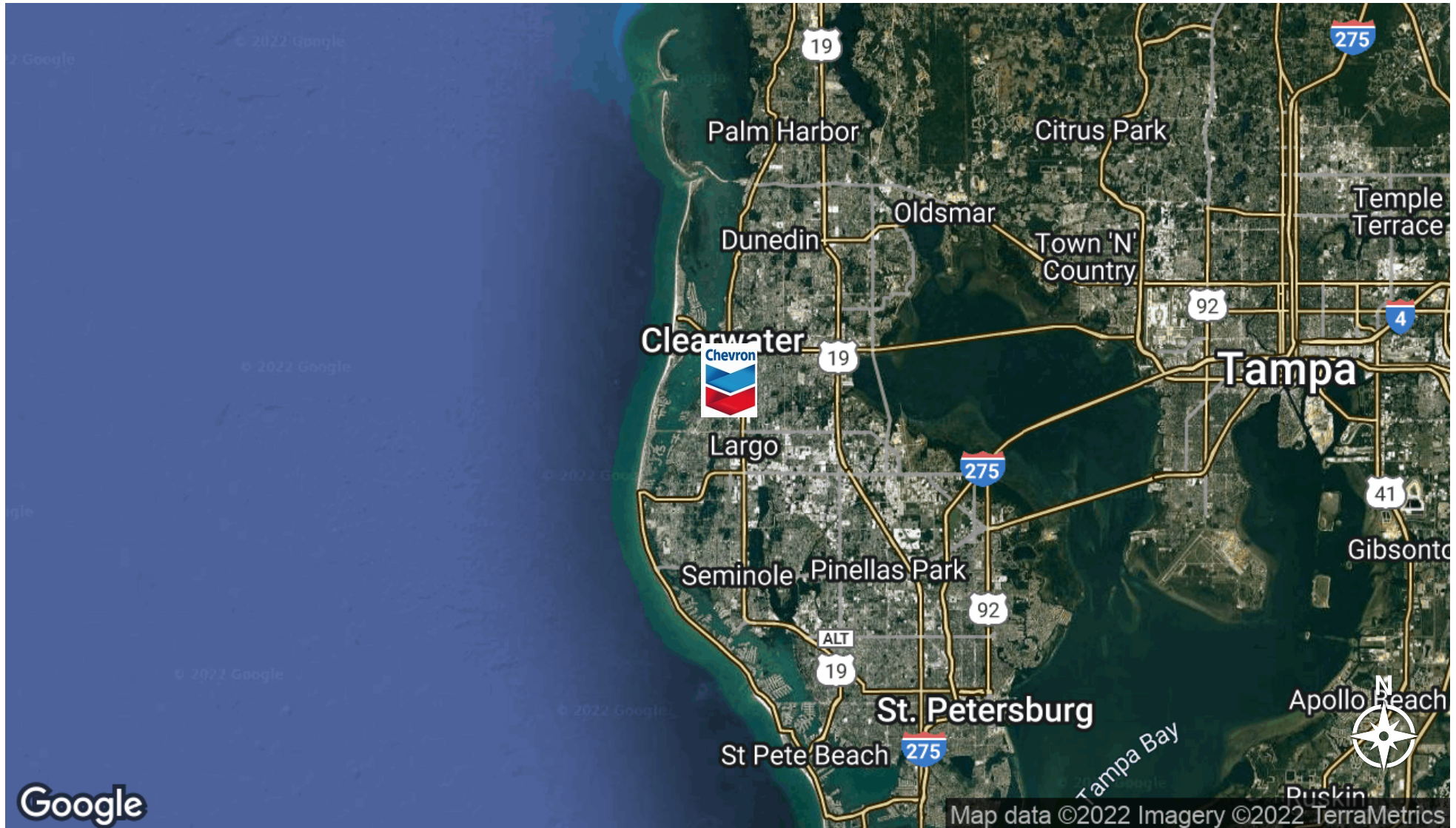
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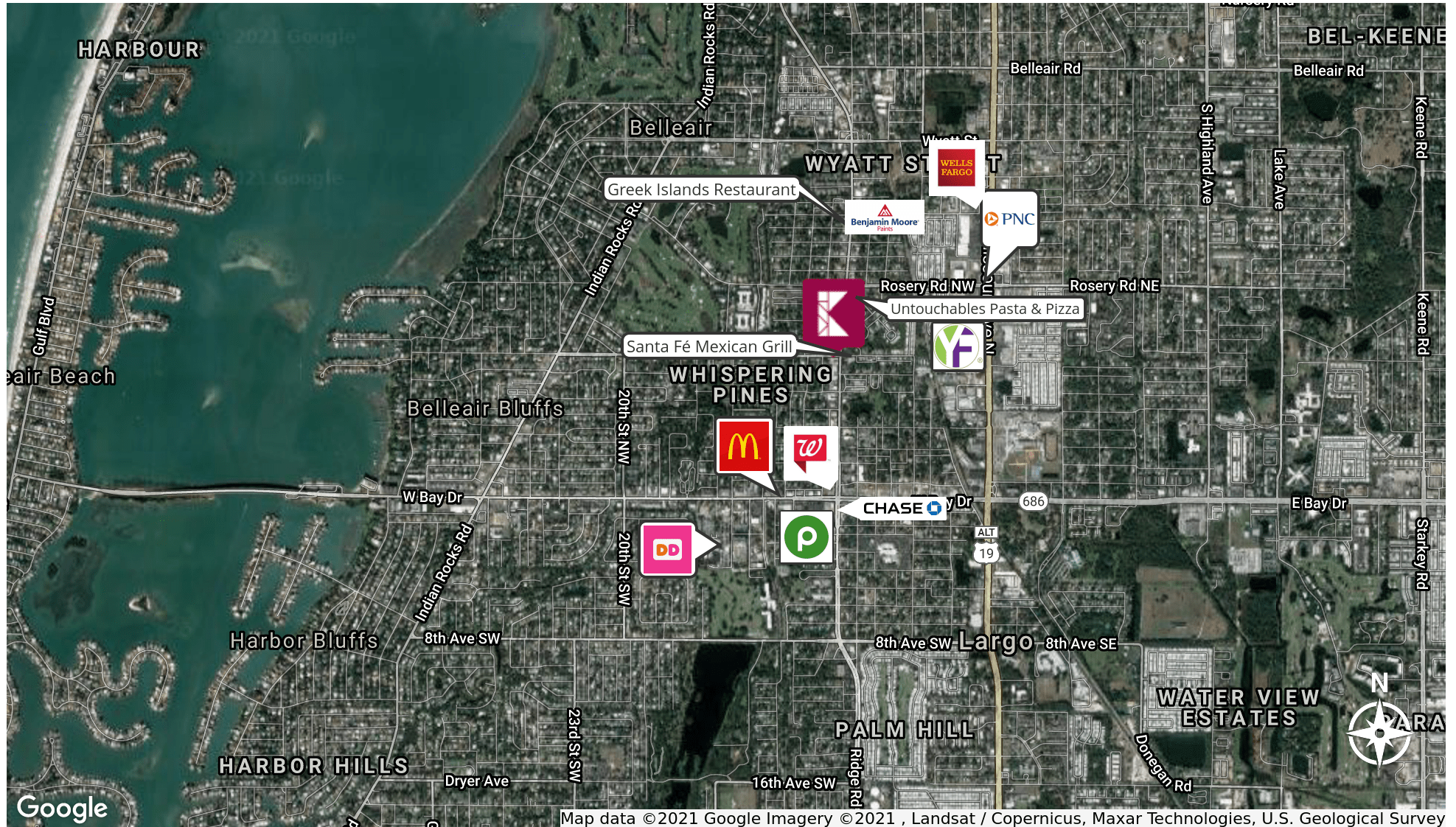
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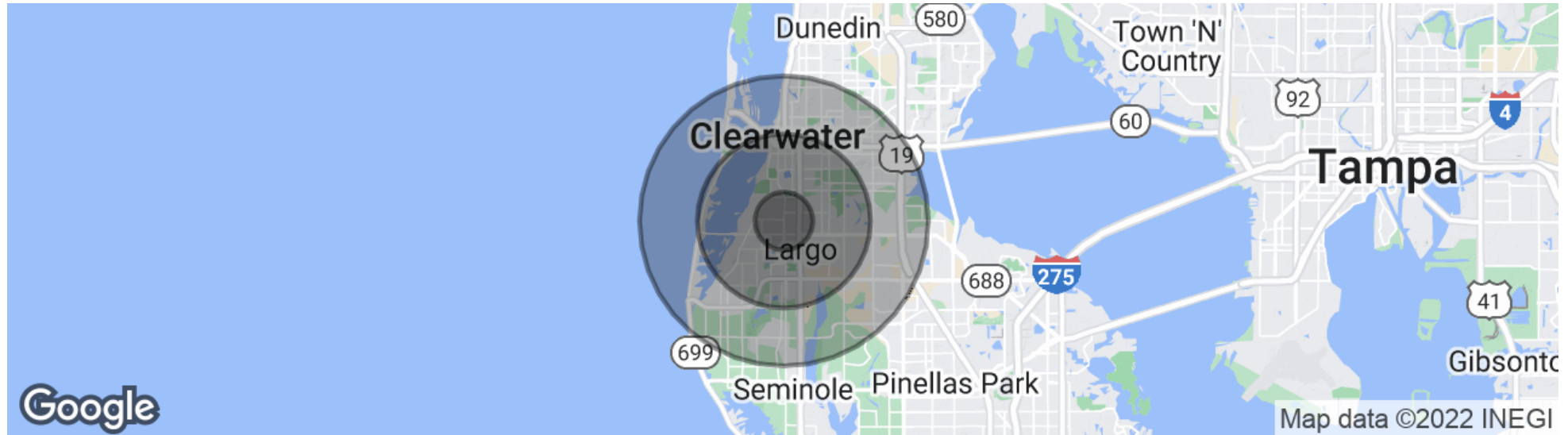
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,734	93,558	228,755
Median age	43.8	46.9	45.9
Median age (Male)	42.3	45.5	44.6
Median age (Female)	43.9	48.1	46.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,868	42,679	97,852
# of persons per HH	2.2	2.2	2.3
Average HH income	\$51,118	\$53,663	\$57,166
Average house value	\$209,979	\$214,468	\$224,219

** Demographic data derived from 2020 ACS - US Census*

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