

The
Keyes
Company

Commercial Real Estate

Presentation for:

Chevron Gas Station and
Convenient Store
1737 Indian Rocks Road South
Largo, FL 33774

Chevron Gas Station And Convenience Store

1737 Indian Rocks Road South, Largo, FL 33774



PROPERTY SUMMARY

Sale Price:	\$950,000
Cap Rate:	13.74%
NOI:	\$130,567
Lot Size:	15,670 SF
Building Size:	2,144 SF
Ceiling Height:	10.0 FT
Year Built:	1963
Renovated:	2015
Zoning:	General Commercial - CG
Market:	Tampa Bay
Sub Market:	Saint Petersburg
Cross Streets:	Indian Rocks Road South & Adrian Avenue
Traffic Count:	14,000

PROPERTY OVERVIEW

Largo Corner Gas Station and Convenient Store

PROPERTY HIGHLIGHTS

- Landmark Corner Gas Station and Convenience Store
- Newly Converted Chevron Franchise with all new Branding
- Four Pumps , Over 40,000 Gallons sold per Month, Franchise 3.5 cents/gallon commissions
- Double walled tanks underground
- Full service convenient store, Store Sales over \$55,000 cer month
- Beer & Wine License, Lotto Sales License, Tabacco Sales License
- Potential for Food Service (Sandwiches, Breakfast, Take-out)
- Car Wash in-place (currently not operating) - Revenue Opportunity
- Owner Leases the station to operator Tenant (\$46,000/Year, 2% Annual Increases)
- Property can be delivered with Lease in Place or Vacant for Owner Operator
- ATM Machine operated by property owner (Approx. \$500/Month)
- Beautiful Neighborhood station and store, few locations available
- Great Corner Location, Amazing visibility
- Potential development site
- Close to Ulmerton Road (major East-West Corridor)
- Owner Operator Est. Annual Income: %Gas \$16,800, ATM \$6,000, Store Gross Sales \$660,000
- Owner Operator Estimated Profit \$130,567 (without Car Wash Revenue/Lease)
- CASH COW - High Visibility and High Traffic Location
- SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS!

FOR MORE INFORMATION, PLEASE CONTACT:

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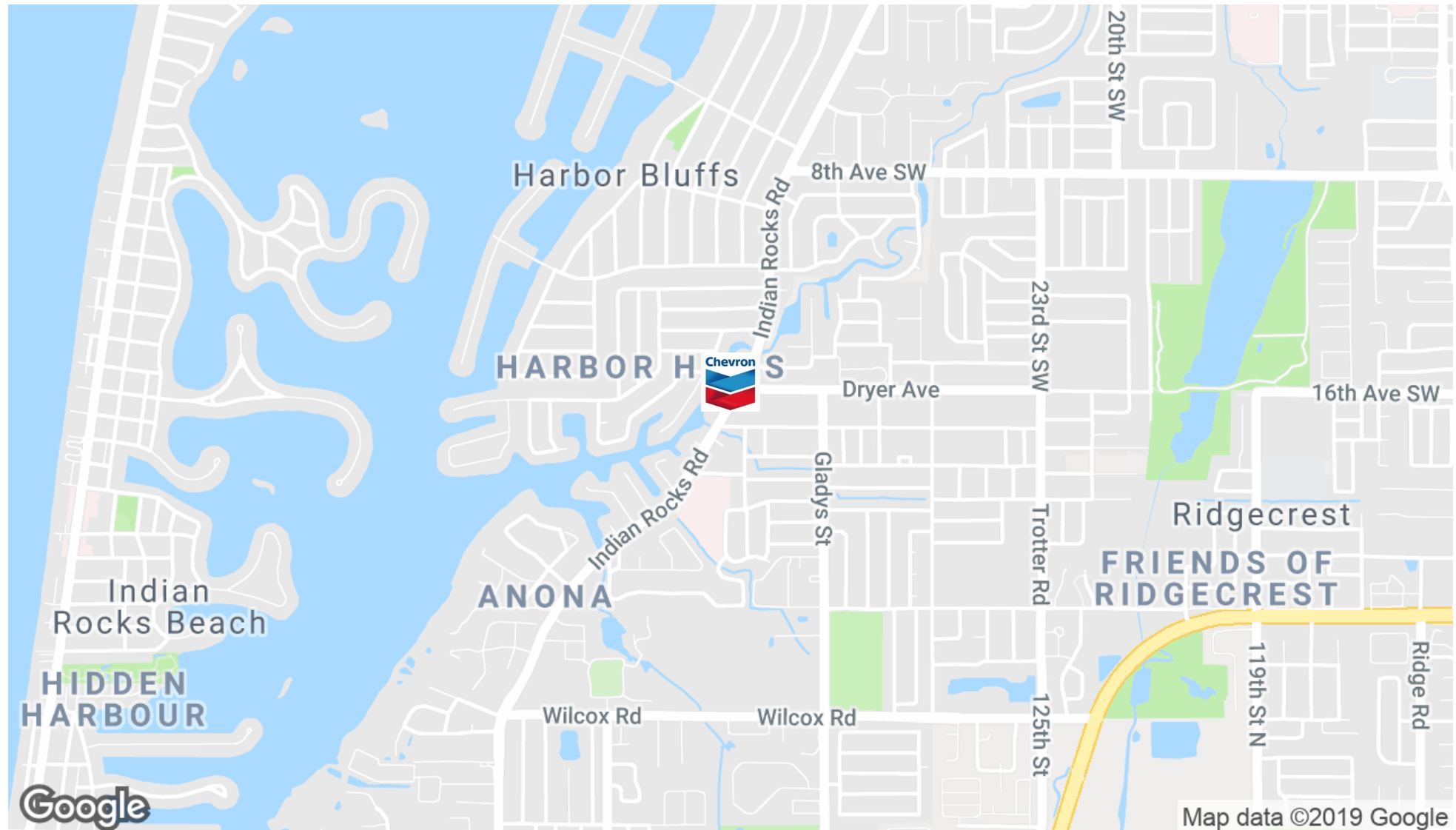
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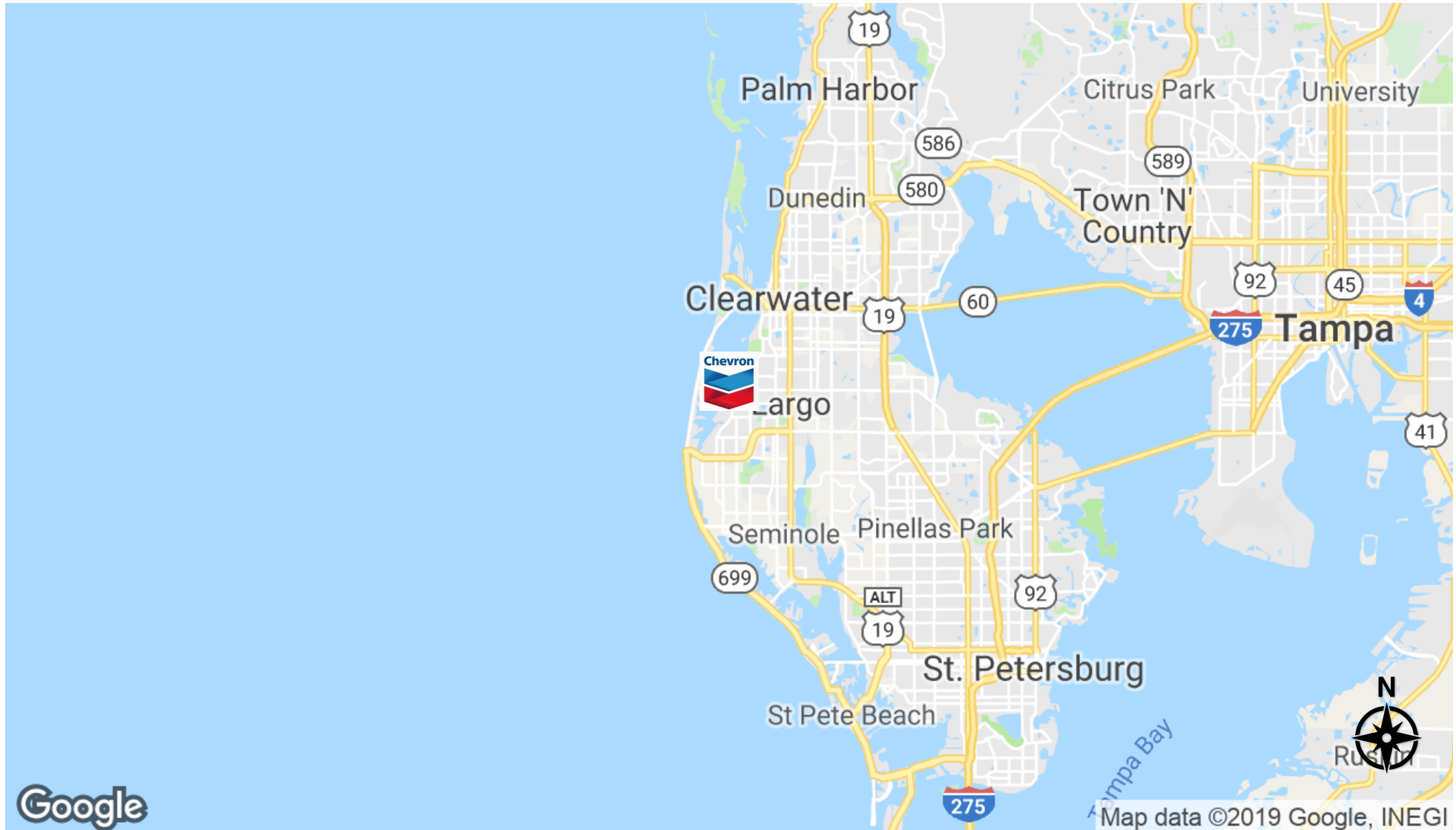
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LOCATION INFORMATION

Building Name	Chevron Gas Station and Convenience Store
Street Address	1737 Indian Rocks Road South
City, State, Zip	Largo, FL 33774
County	Pinellas
Market	Tampa Bay
Sub-market	Saint Petersburg
Cross-Streets	Indian Rocks Road South & Adrian Avenue
Township	5
Range	30
Section	15
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Tampa International Airport, Clearwater Airport, Sarasota-Bradenton International Airport

Building Information

NOI	\$130,567.00
Cap Rate	13.74
Occupancy %	100.0%
Tenancy	Single

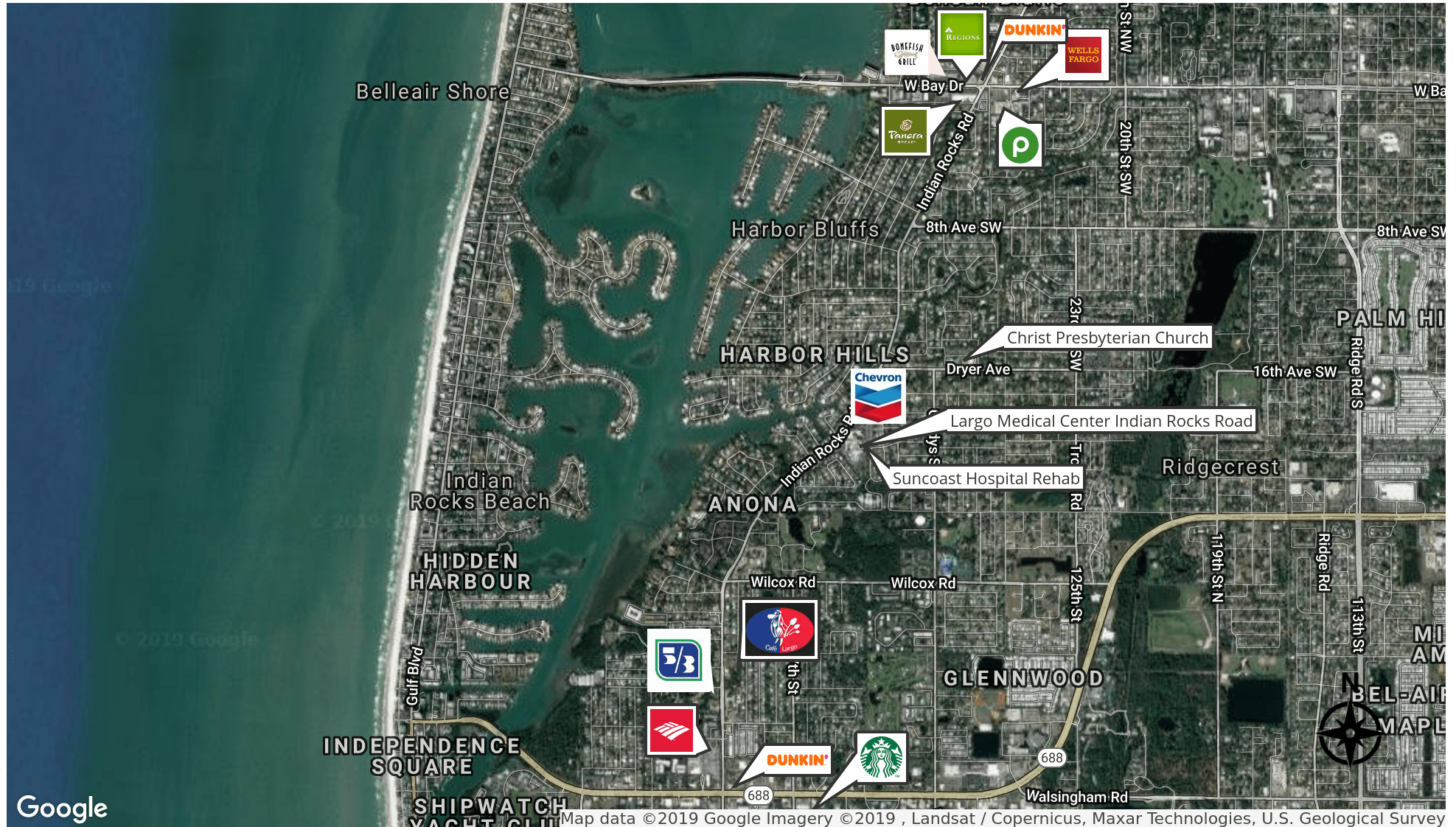
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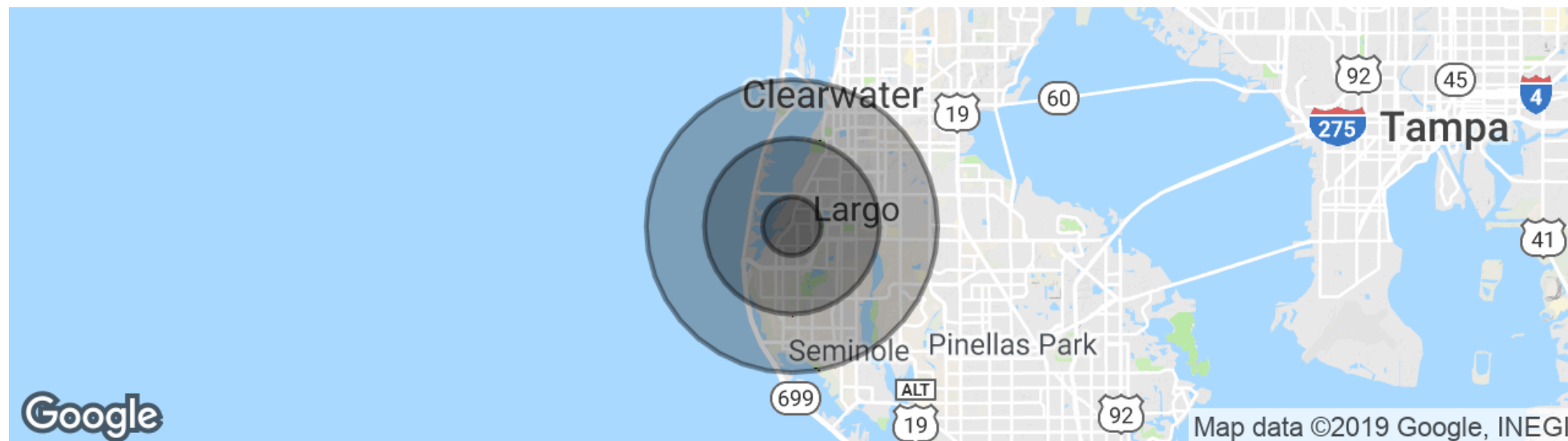
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,464	71,108	168,199
Median age	46.8	49.5	48.0
Median age (Male)	44.2	47.9	46.3
Median age (Female)	49.6	51.2	49.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,050	32,433	75,699
# of persons per HH	2.3	2.2	2.2
Average HH income	\$68,180	\$63,156	\$59,502
Average house value	\$282,754	\$261,523	\$244,998

** Demographic data derived from 2010 US Census*

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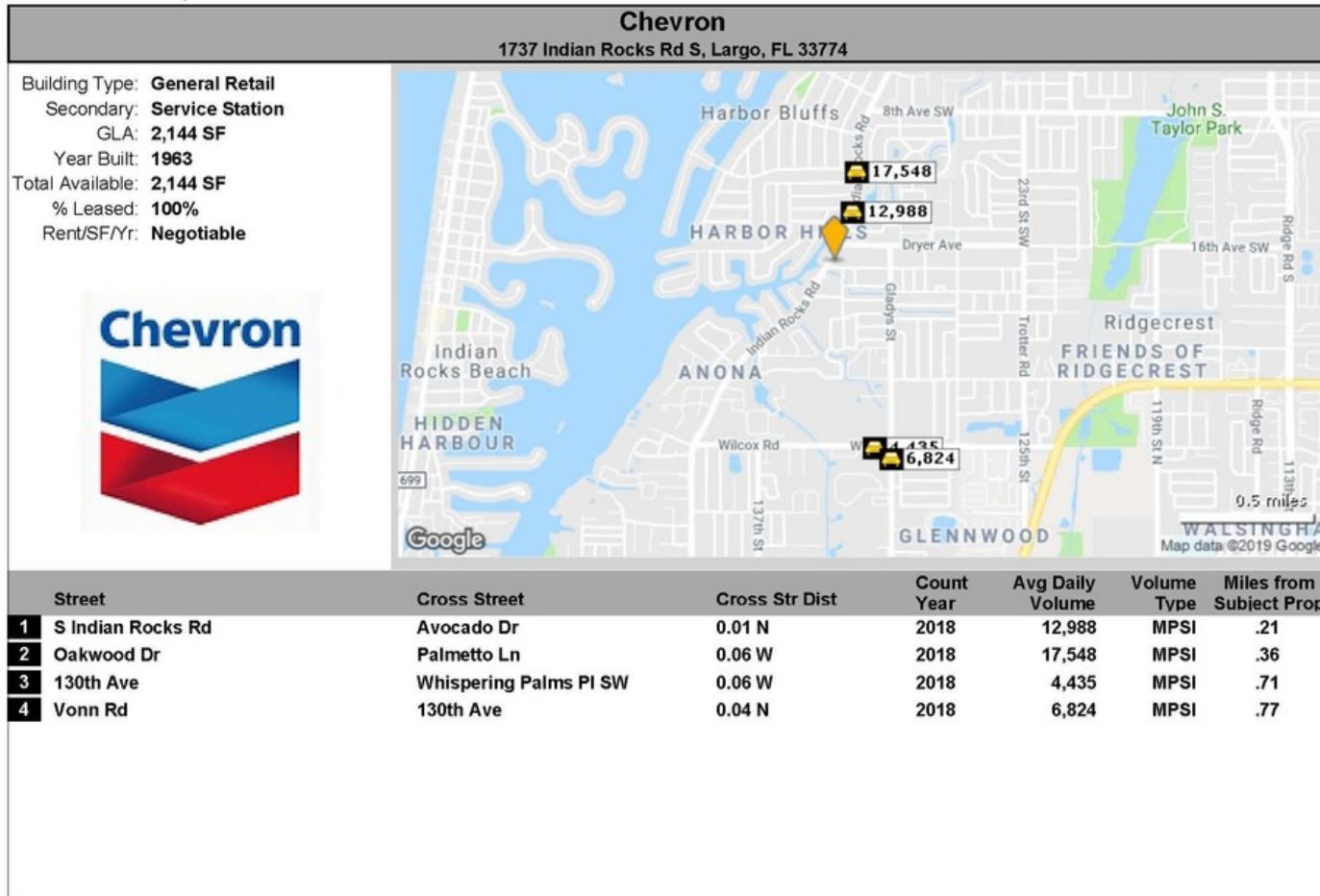
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Traffic Count Report



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