

SALE

Malabar BP

2190 PORT MALABAR BLVD NE

Palm Bay, FL 32905

PRESENTED BY:

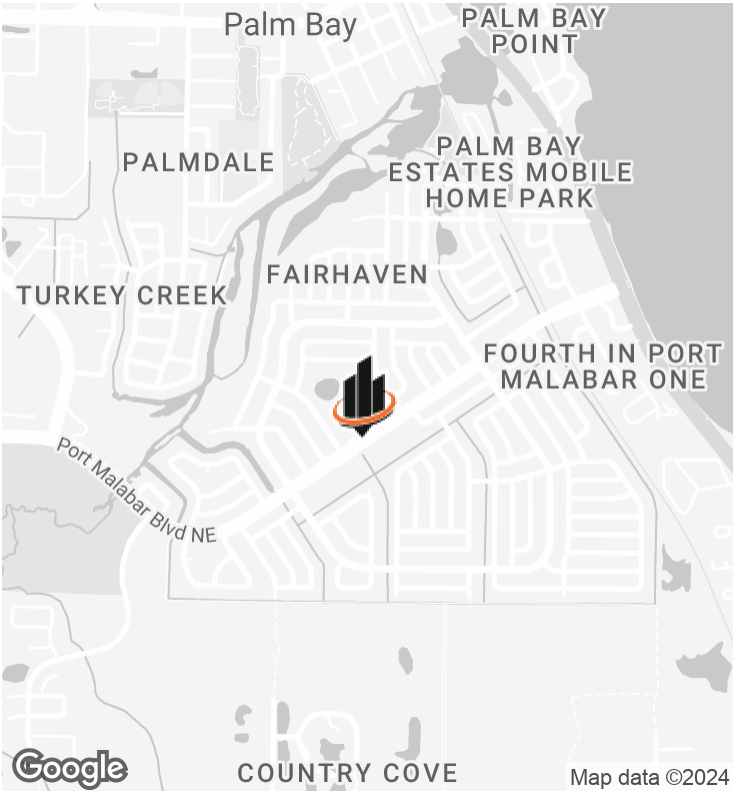
MITAL SARAIYA

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
BUILDING SIZE:	6,048 SF
AVAILABLE SF:	
LOT SIZE:	1,746,538,200 SF
PRICE / SF:	\$578.70
YEAR BUILT:	2006
ZONING:	NC
MARKET:	Space coast
SUBMARKET:	Melbourne
TRAFFIC COUNT:	11,621
APN:	28 3725-FO--G.02

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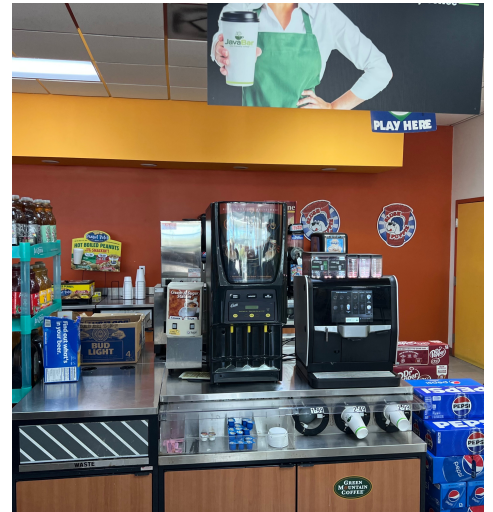
PROPERTY OVERVIEW

Great opportunity to get in to cash flowing property. Gasoline and store business is well established from 2006 BP Gas Station / Convenience Store with Rental unit.. Excellent neighborhood location featuring a 6048 SF building divided into a Convenience Store and rental unit, with 4 MPD's . Combined AADT traffic count of over 12,000 vehicles per day. The convenience store has a 10' hood and includes space already carved out for a full fledged Quick Serve Restaurant. The location is currently operated by owner.. Additional income includes \$2400.00 per month in rental income plus income from Gaming, ATM, Air/Vac, Bitcoin, Vendor Rebates, Etc. The location also features complete EMV compliance, recently upgraded double wall lines and double wall spill buckets, new AC units and a new roof with a 10 year warranty

PROPERTY HIGHLIGHTS

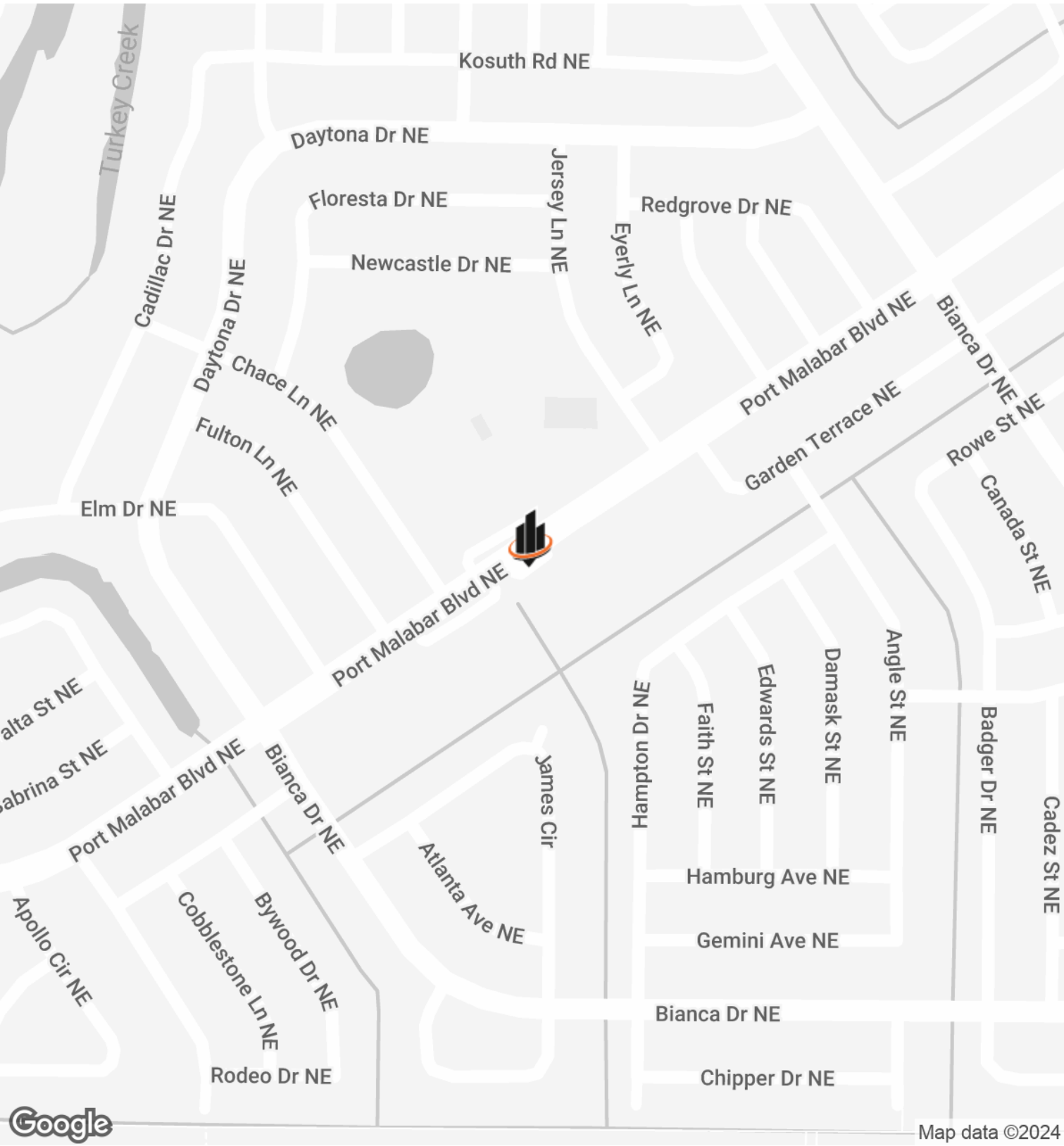
- New fuel tanks and pumps.
- Rental income from additional unit.
- Easy in and out with great visibility.

ADDITIONAL PHOTOS



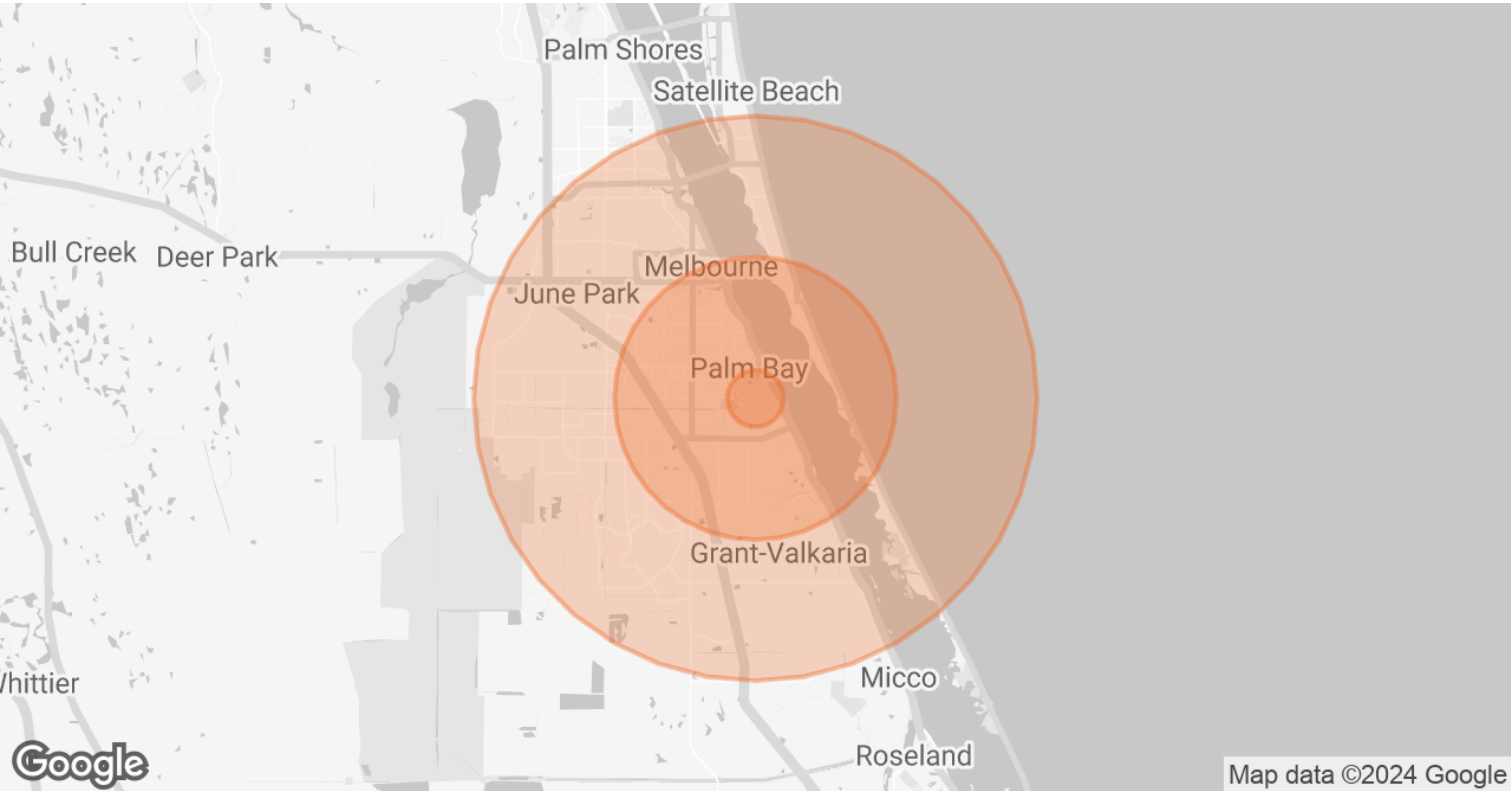
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,243	88,703	245,794
AVERAGE AGE	47.9	46.5	44.5
AVERAGE AGE (MALE)	44.2	43.7	42.4
AVERAGE AGE (FEMALE)	49.2	48.5	46.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,462	41,951	107,553
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$49,523	\$59,250	\$64,508
AVERAGE HOUSE VALUE	\$121,474	\$202,089	\$208,315

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



MITAL SARAIYA

Hotel and Retail Advisor

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Direct: **386.566.2183** | Cell: **386.566.2183**

PROFESSIONAL BACKGROUND

Mital Saraiya was born and educated in Baroda India, where he received his Bachelor of Commerce at MS University of Baroda. He immigrated to the United States in 1992 and started his career operating several Gas Stations and Convenience Stores. Over the years, Mital ventured into real estate brokerage, specializing in Gas Station and Convenience Store Sales. His experience as an owner/manager helped him develop a keen eye for opportunities on both sides of transactions. Mital has now expanded his specialization to include Hotels, Foreclosures, Investment Properties and Businesses.

While Mital currently does most of his brokerage work in the Volusia and Flagler County markets, his expertise in the industry has helped him develop national and international relationships. Mital joined SVN Alliance Commercial Real Estate Advisors in 2017 in the Ormond Beach, Florida office. Mital is client oriented and provides dedication and undivided attention to his Client's needs.

EDUCATION

Bachelor of Commerce-MS University of Baroda

MEMBERSHIPS

Asian Hotel Owners Association (AAHOA)

AASOA

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