

CONVENIENCE STORE PROPERTY FOR SALE

FORMER SUNOCO SERVICE STATION

2091 Hwy 71, Marianna, FL 32448



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OFFERING SUMMARY

Sale Price:	\$1,175,000
Lot Size:	3.45 Acres
Year Built:	1987
Building Size:	2,816 SF
Zoning:	Commercial
Price / SF:	\$417.26

PROPERTY OVERVIEW

Former Sunoco Service Station for sale at exit #142 on 3.45 acres located directly south of Interstate 10 on Hwy 71 with over 350' of frontage. This area has been quickly developing over the past few years and has become one of the hottest interchanges along Interstate 10 in the Panhandle of Florida. Located across from TA Truck Stop, MacDonalads, Dickey's BBQ, Dairy Queen and Best Value Inn. This would be a fantastic redevelopment opportunity with high traffic counts.

PROPERTY HIGHLIGHTS

- Just a quarter of a mile South of I-10 on Hwy 71
- Traffic count of 22,000 vehicles per day
- Over 350' of frontage on Hwy 71
- Incredible visibility from the Interstate



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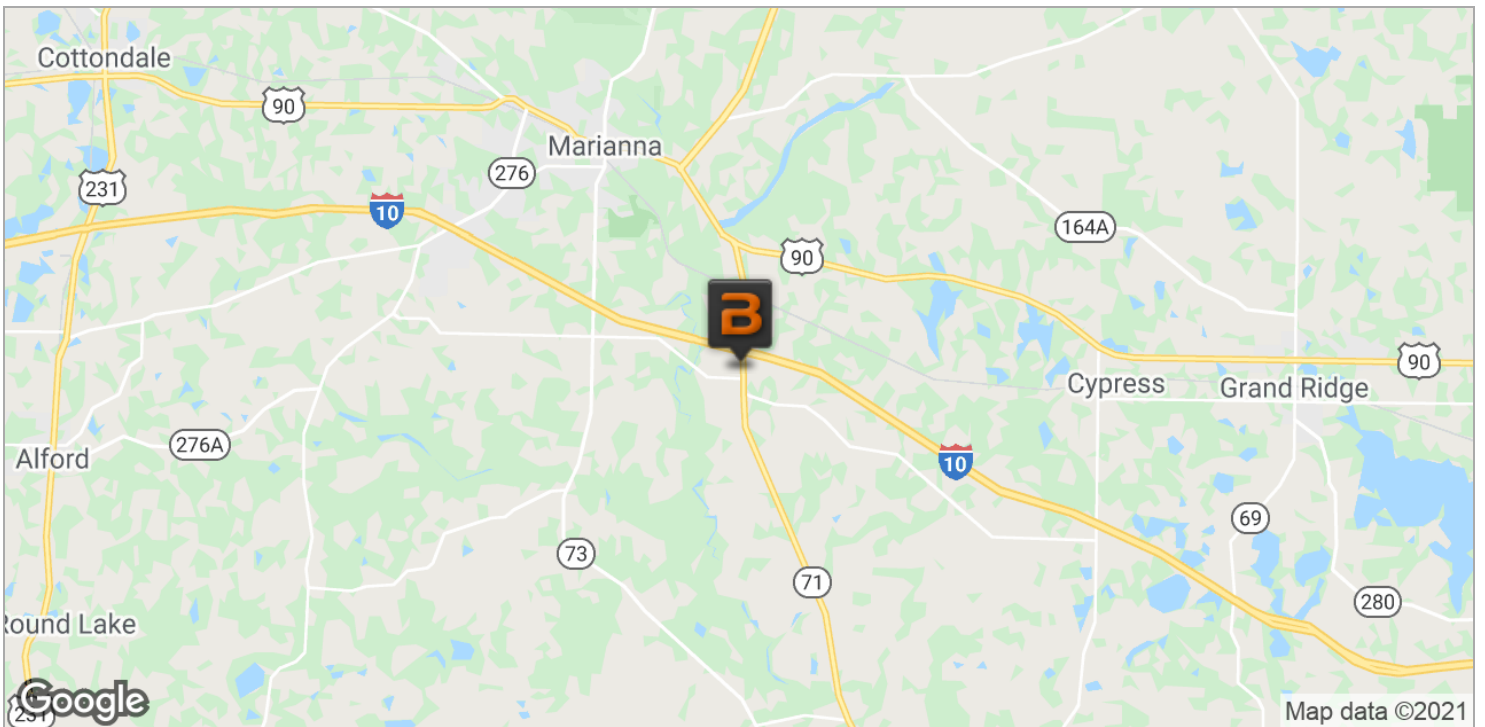
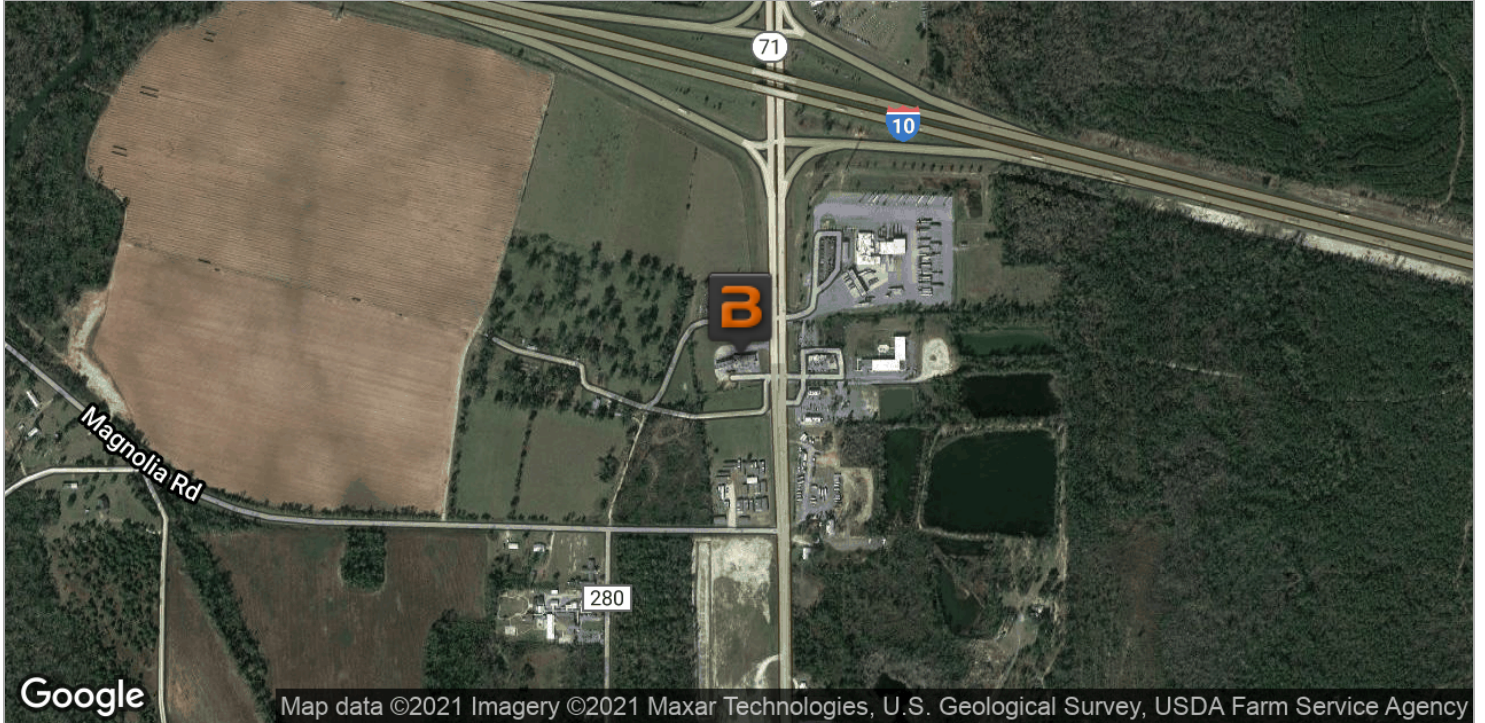
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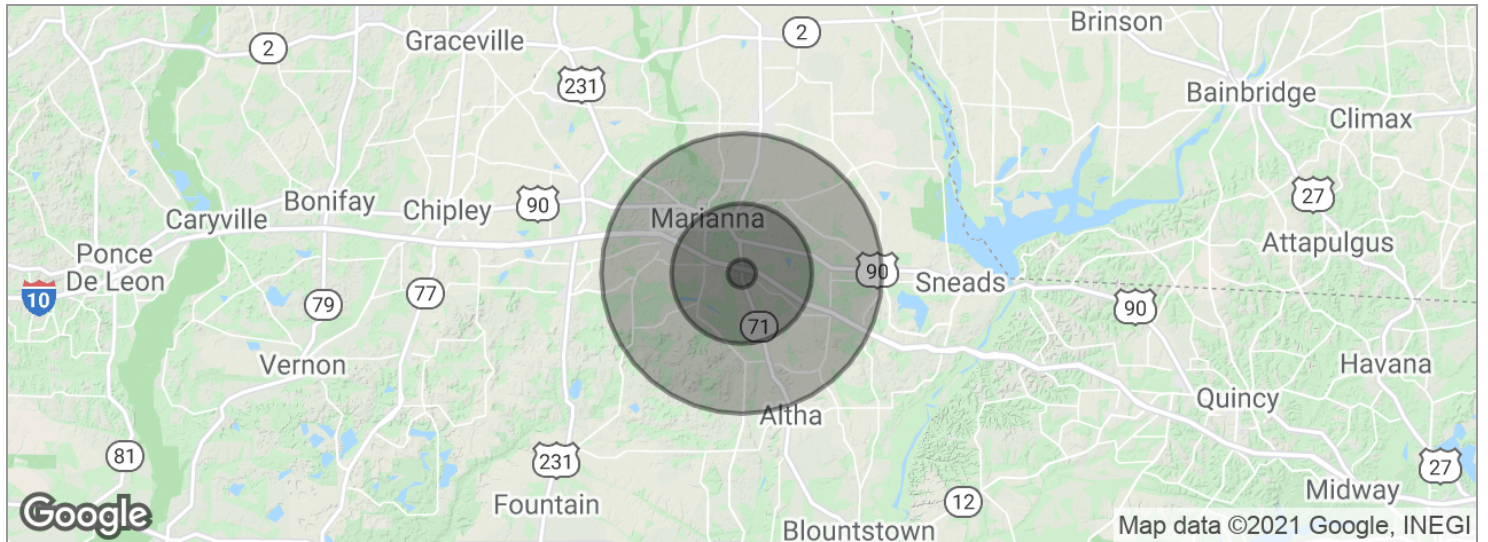
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POPULATION

1 MILE

5 MILES

10 MILES

Total population	118	6,142	21,108
Median age	42.4	35.7	38.6
Median age (Male)	39.5	31.9	35.6
Median age (Female)	43.6	44.9	45.6

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	52	2,385	8,033
# of persons per HH	2.3	2.6	2.6
Average HH income	\$55,062	\$52,048	\$53,082
Average house value	\$142,741	\$140,335	\$140,309

* Demographic data derived from 2010 US Census



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