

The
Keyes
Company

Commercial Real Estate

Presentation for:
Citgo Gas Station and
Convenient Store
1737 Indian Rocks Road South
Largo, FL 33774

Citgo 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

FOR MORE INFORMATION, PLEASE CONTACT:

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

PROPERTY OVERVIEW

Largo Corner Gas Station and Convenient Store

PROPERTY HIGHLIGHTS

- Landmark Corner Gas Station and Convenience Store
- 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 per month
- Beer & Wine License, Lotto Sales License, Tabaco Sales License
- Potential for Food Service (Sanwiches, 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
- PRICED TO SELL!

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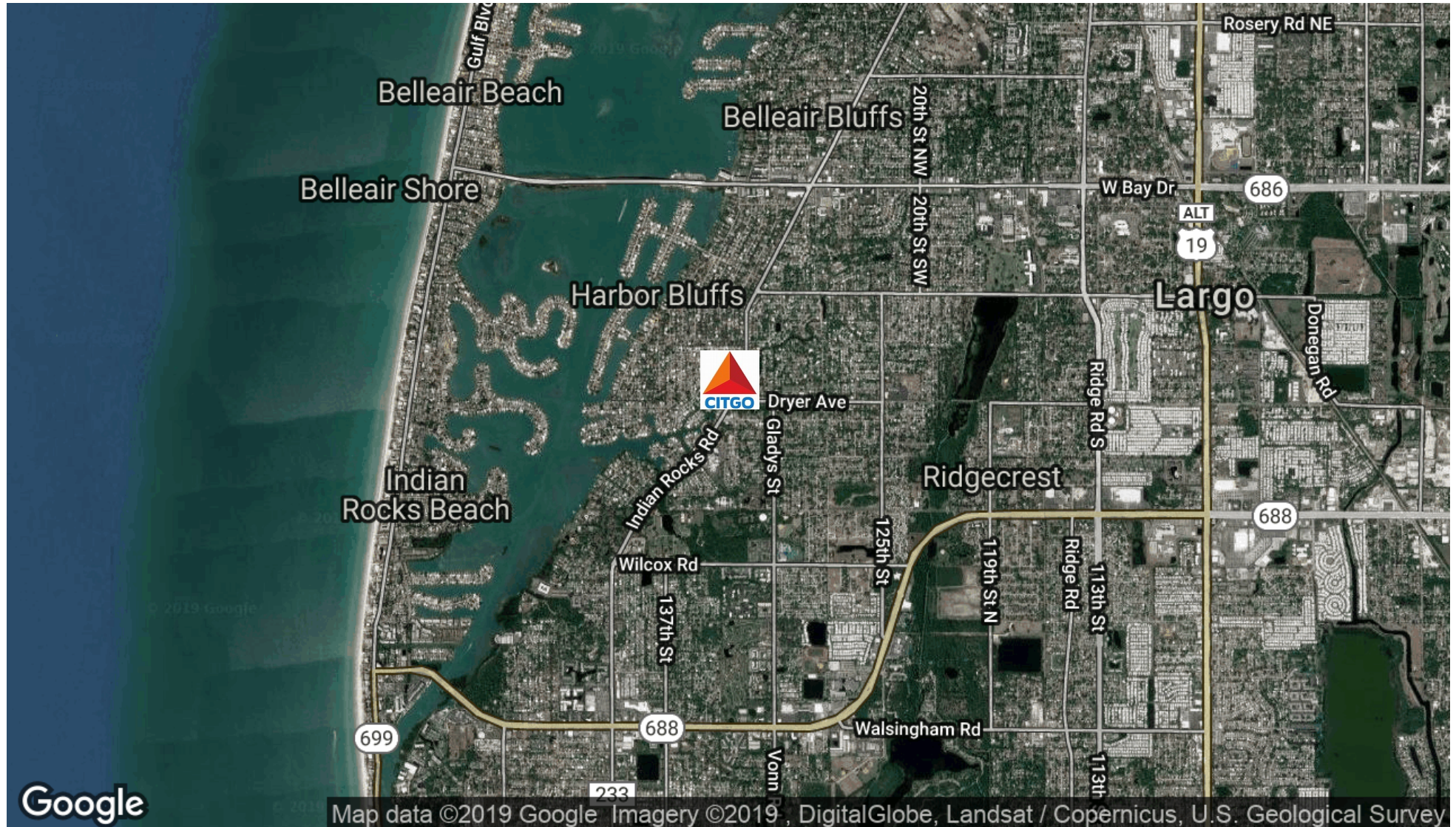
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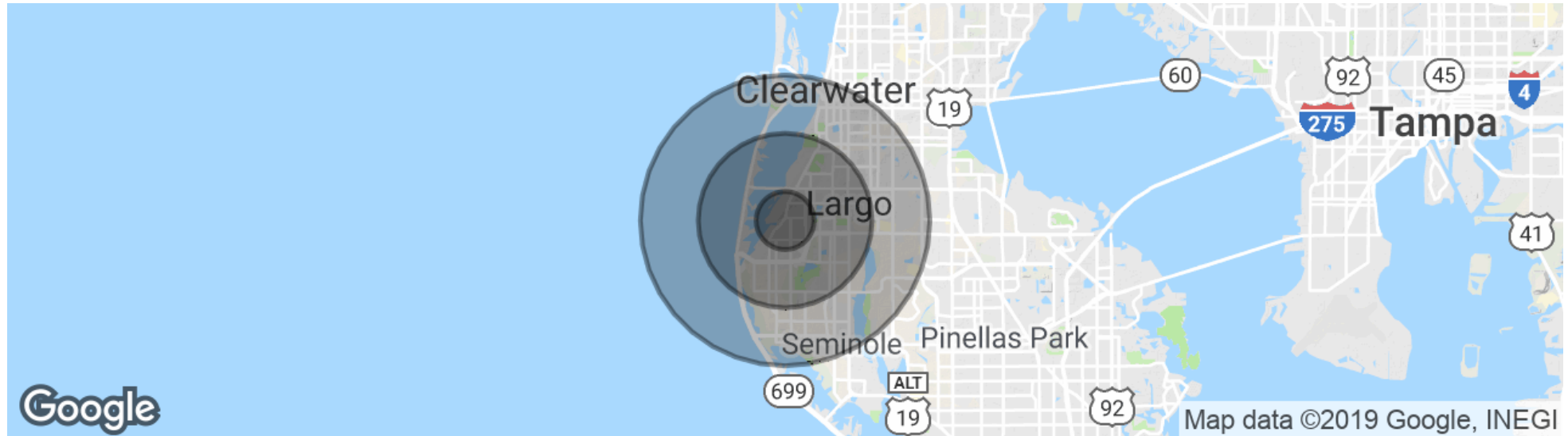
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POPULATION

	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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