

Property Highlights

- Newly renovated, operates 21 hours/day.
- Densely populated market (105K+ population within 3 miles)
- Strong demographics.
- New Selling Point: Significant expansion potential with available space on both sides of the lot for developing multiple new businesses.

ANNUAL PERFORMANCE

- Fuel Sales: 600,000+ gallons annually (avg. \$0.35/gallon margin)
- Inside Store Sales: \$900,000 annually (excluding lottery)
- Lottery Sales: \$300,000 annually
- Additional Income: \$20,000 annually

(Bitcoin/ATM/Billboard)

Demographics

SPACE	LOT SIZE	
$\overset{\longleftrightarrow}{\square} \updownarrow$	\bigcap	
±2,966 SF	±0.47 ACRES	
AVAILABLES		

±26,384
S ORANGE

BLOSSOM TRL

TRAFFIC AADT

	3 MILE	5 MILE
POPULATION	116,789	322,622
♠ HOUSEHOLDS	49,885	132,008

§ HOUSEHOLDS INCOME ±\$51,501

IMPORTANT NOTE All figures are 100% accurate and can be verified upon contract signing.

DAVID MANDER

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MICHAEL KOZINSKI

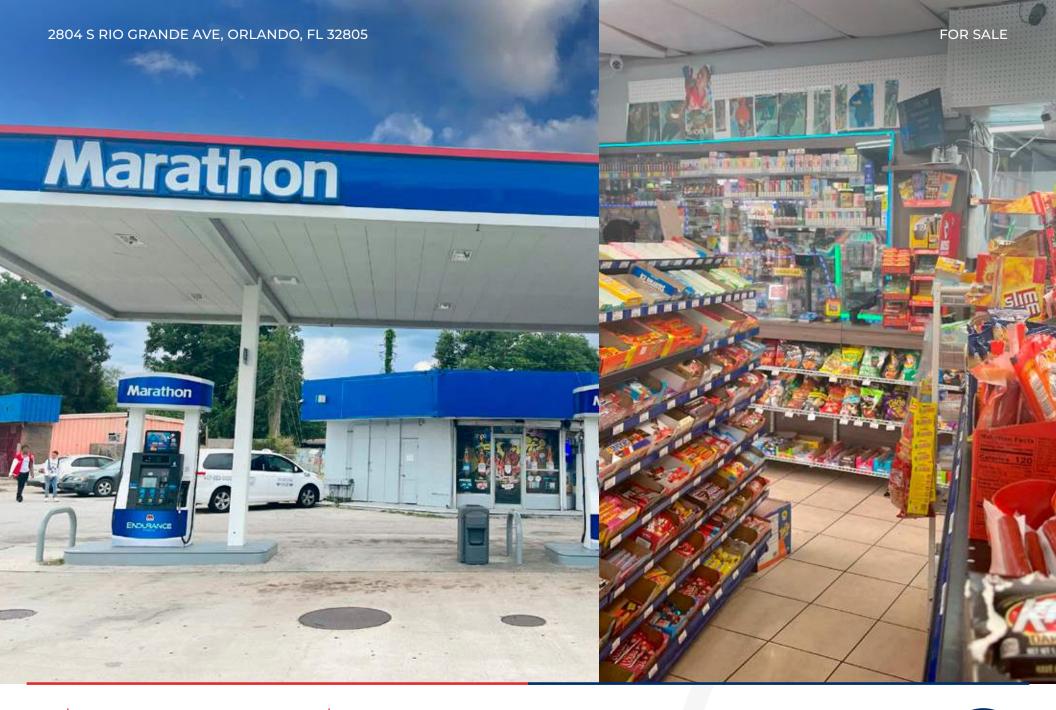
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