



For Sale

2804 S RIO GRANDE AVE
ORLANDO, FL 32805







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	TRAFFIC AADT	
			
±2,966 SF AVAILABLES	±0.47 ACRES	±26,384 S ORANGE BLOSSOM TRL	
		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.

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