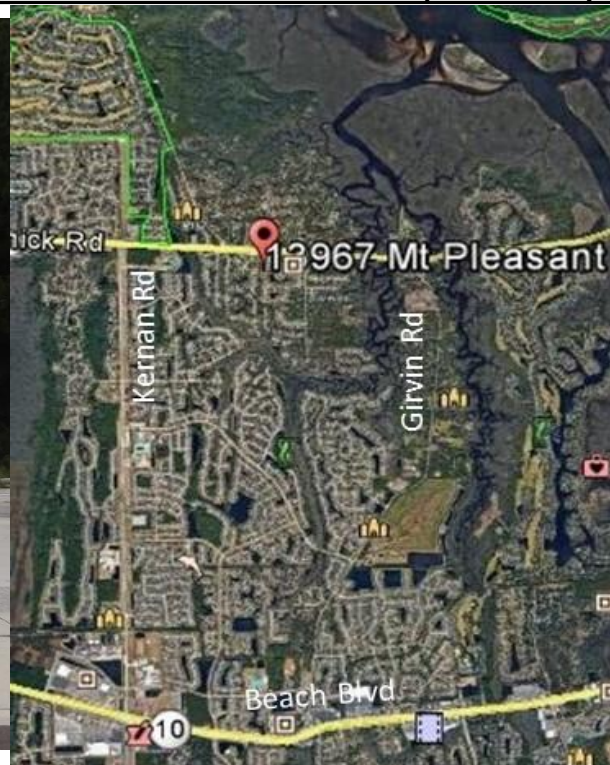


FOR SALE

3500 +/- Sq Ft Neighborhood Store on the Wonderwood Expressway



**LOCATION:** 13967 Mt Pleasant Rd 32225 on State Road 116. Wonderwood Expressway. ½ Mile East of the Kernan and McCormick Rd intersection. From 9A take the Monument Road Exit and go Northeast. Turn east onto McCormick, which becomes Mt Pleasant Road.

**AVAILABLE SPACE:** 3500 +/- Sq Ft Building. **LOT SIZE:** 1/2 Acre **UTILITIES:** Water, Sewer, Electric 220 Amp 3 Phase power.

**ZONING:** Commercial Neighborhood

**COMMENTS:** Annual Average Daily Traffic Count: **25500 cars per day.** The store area has new flooring, and new refrigeration systems available to the new owner. Potential for Gas service at this location. Two additional storefront areas are available which are 700 Sq Ft. The roof has been replaced five years ago.

**SALES PRICE:** \$495,000.00

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