

The
Keyes
Company

Commercial Real Estate

Presentation for:

BP Gas Station &
Convenient Store
1501 34th Street South
Saint Petersburg, FL 33711

BP Gas Station And Convenient Store

1501 34th Street South, Saint Petersburg, FL 33711



PROPERTY SUMMARY

Sale Price:	\$950,000
Cap Rate:	6.24%
NOI:	\$53,000
Lot Size:	18,250 SF
Building Size: Ceiling	2,114 SF
Height: Year Built:	10.0 FT
Renovated: Zoning:	1955
Market:	2017
Sub Market:	CCS-1
Cross Streets:	Tampa Bay
Traffic Count:	St. Petersburg
	34th Street South and 15th
	Avenue South
	40,000

PROPERTY OVERVIEW

Renovated BP Gas Station and Convenient Store

PROPERTY HIGHLIGHTS

- Newly Renovated BP Gas Station on Two Commercial Folios
- Three pumps, Double Walled Tank replaced 5 years ago
- Owner Leases the station to Operator (\$54,000/Year NNN) - STABLE TENANT
- Lease 10 years, one 10 Year Option, NNN Lease, 2% Annual Increases, Kick-out Clause
- Over 40,000 Gallons per Month, Franchise payback 3.5 cents per gallon (Approx. \$600/Month)
- Convenient Store Sales estimated at \$60,000 per month
- Store has Liquor (beer & Wine) License and Tabbaco Sales License
- Florida Lottery Sales location, ATM on-site
- No Kitchen at this time, Potential for prepared Food Sales
- Rear Lot and Garage available for Tenant lease or store expansion with Food Vendor
- Signalized Corner on busy 6-lane 34th Street South
- Sale includes second commercial folio adjacent to the gas station (6,050 SF),
- Land Lot frontage 50' with depth of 121'
- Great assembly for development or expansion of current station.
- Close to I-275 Interstate and Beach Access
- Tenant Est. Annual Income: %Gas \$16,800, ATM \$6,000, Store Profit 25% of Gross\$180,000
- Owner Operator Estimated Profit \$202,500 (without Auto Repair Lease)
- CASH COW - High Visibility and High Traffic Location
- **SELLER FINANCING AVAILABLE!**
- **Located Qualified Opportunity Zone (QOZ)**

FOR MORE INFORMATION, PLEASE CONTACT:

Tony Ulloa Director Private Real Estate Investments | P: 305.790.5511 | tonyulloa1@gmail.com

Keyes Commercial Miami
2121 SW 3rd Ave, 3rd floor
Miami, FL 33129
P: 305.779.1800
www.keyescommercial.com

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LOCATION INFORMATION

Building Name	BP Gas Station & Convenient Store
Street Address	1501 34th Street South
City, State, Zip	Saint Petersburg, FL 33711
County	Pinellas
Market	Tampa Bay
Sub-market	St. Petersburg
Cross-Streets	34th Street South and 15th Avenue South
Township	27
Range	31
Section	16
Side Of The Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-275
Nearest Airport	Tampa International Airport (TPA), Sarasota-Bradenton Internaitonal Airport, Saint Petersburg-Clearwater International Airport

BUILDING INFORMATION

Est.NOI	\$53,000
Cap Rate	6.24%
Occupancy %	100.0%
Tenancy	Single

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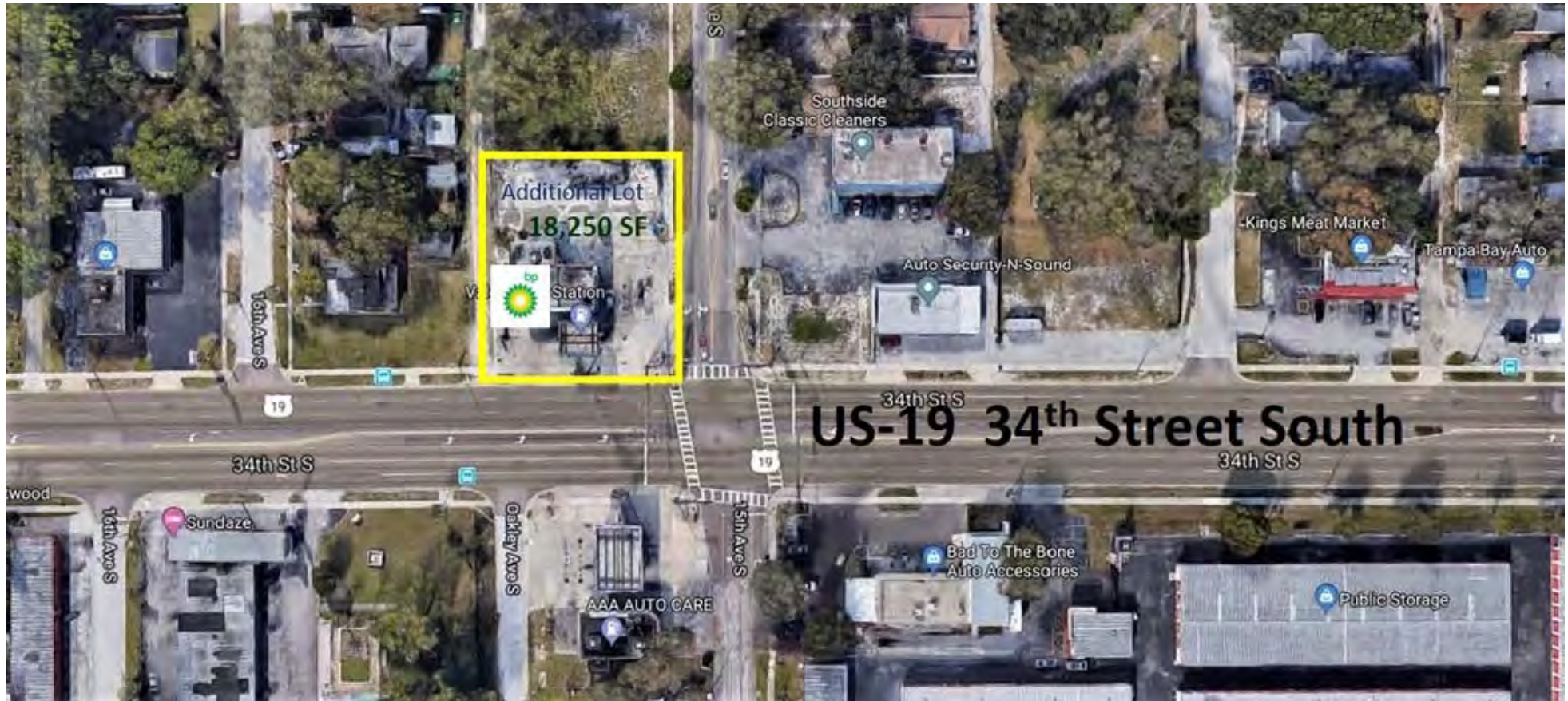
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Street View

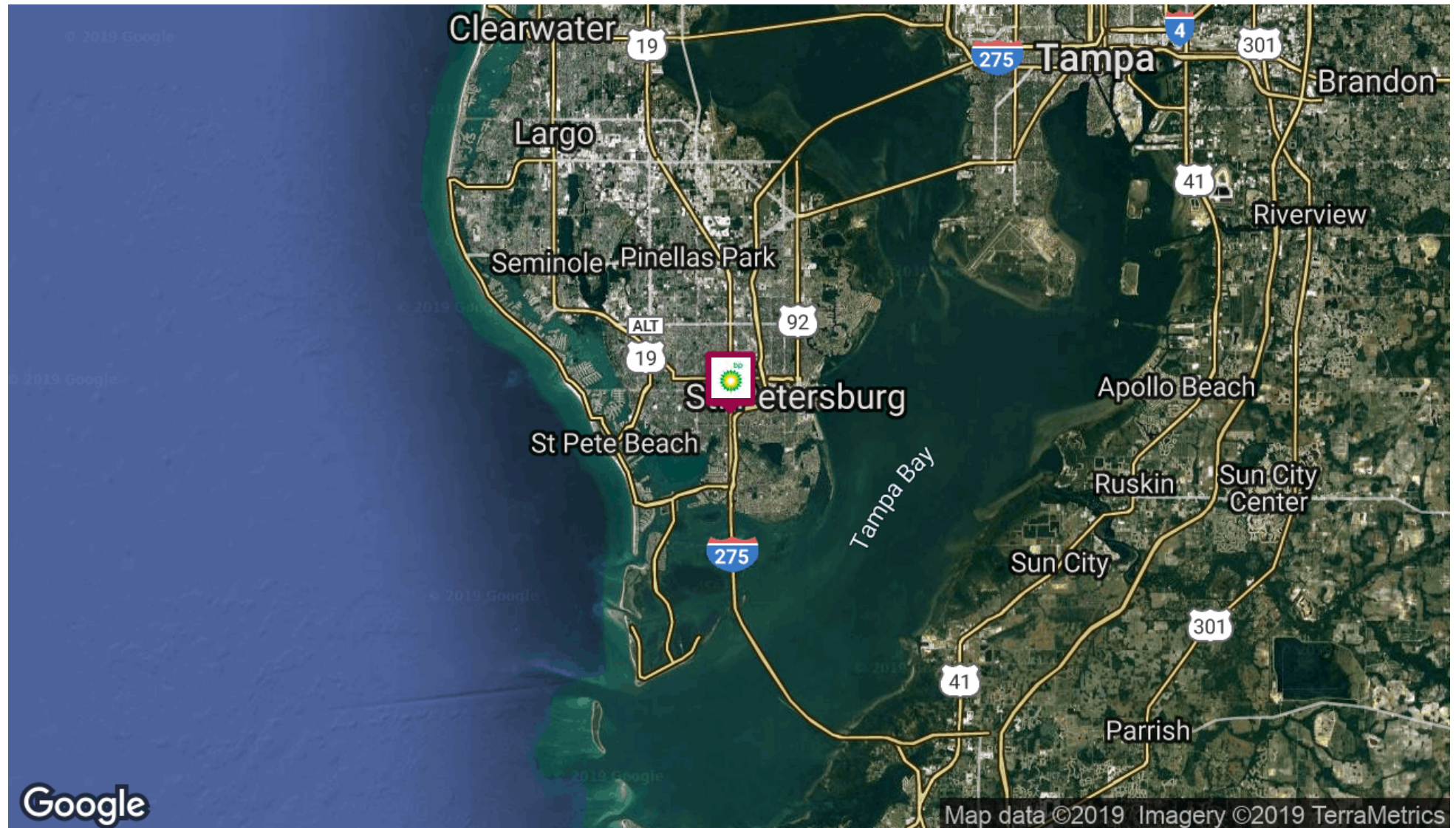
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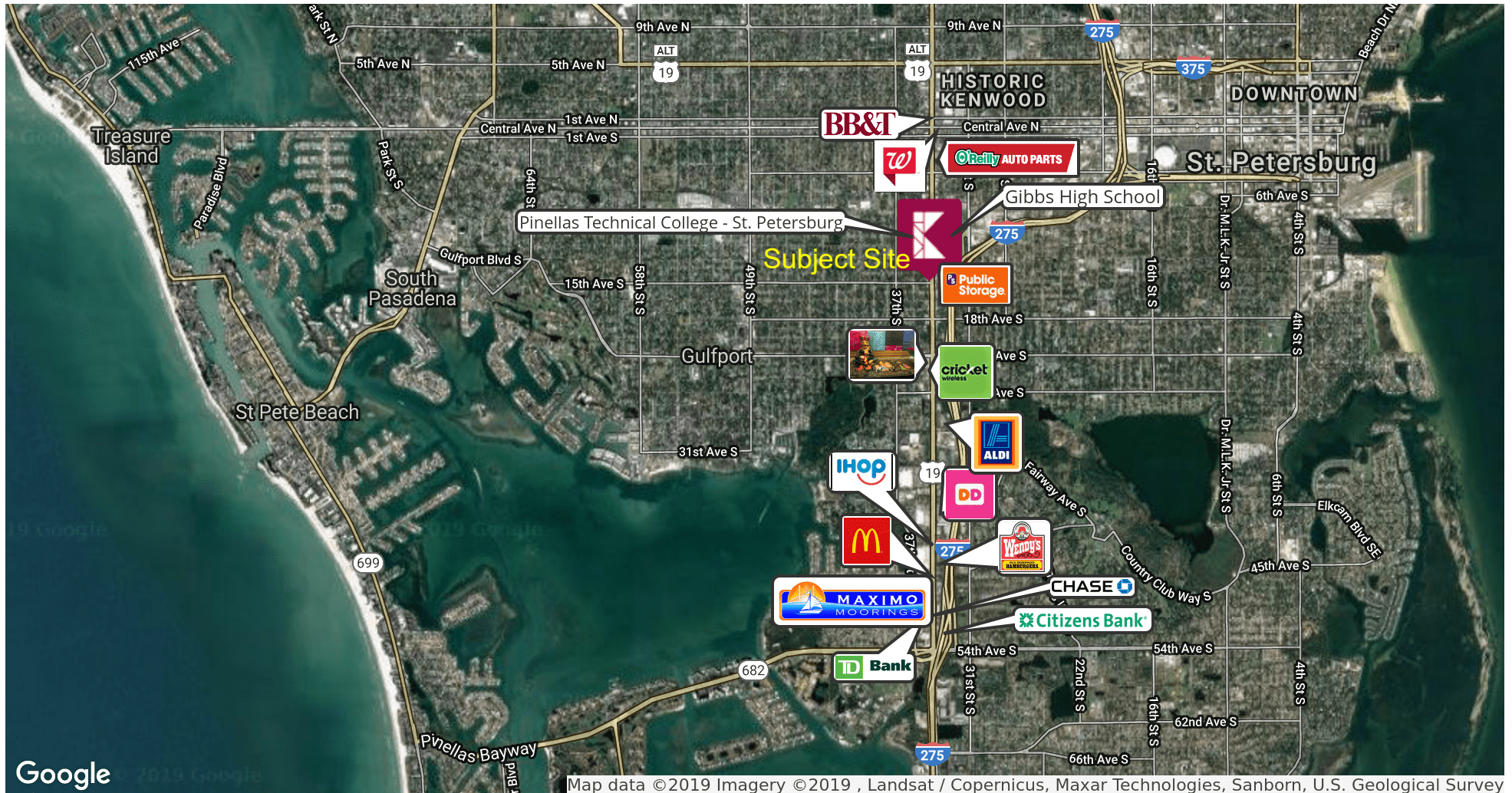
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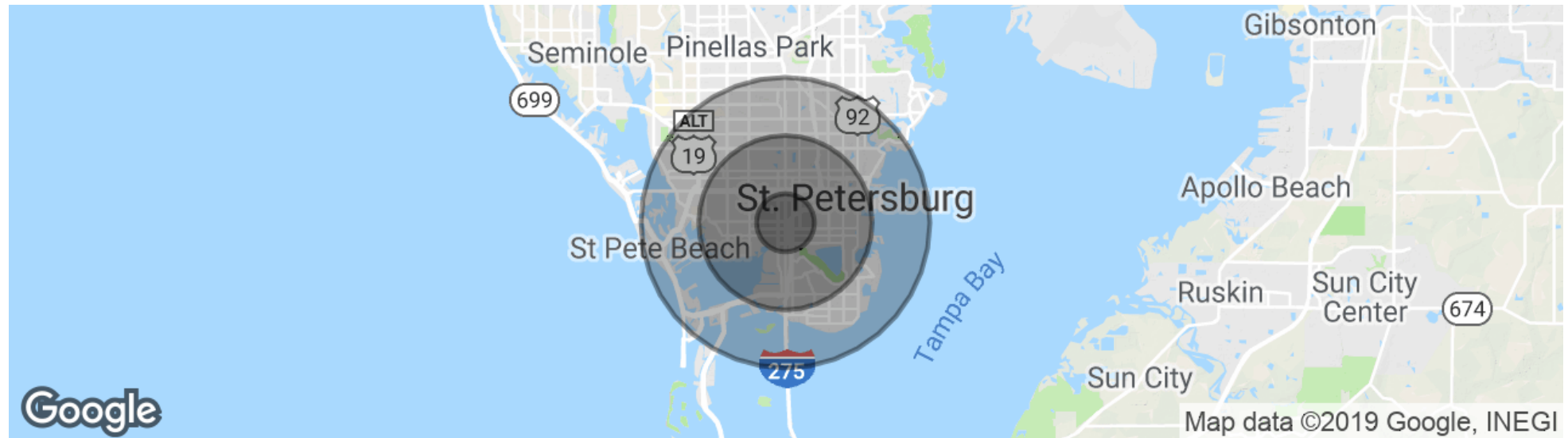
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,802	66,274	144,668
Median age	41.6	40.6	42.5
Median age (Male)	40.7	37.6	40.4
Median age (Female)	42.4	42.4	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,489	26,811	62,745
# of persons per HH	2.5	2.5	2.3
Average HH income	\$64,219	\$55,677	\$56,144
Average house value	\$239,890	\$238,075	\$238,449

** Demographic data derived from 2010 US Census*

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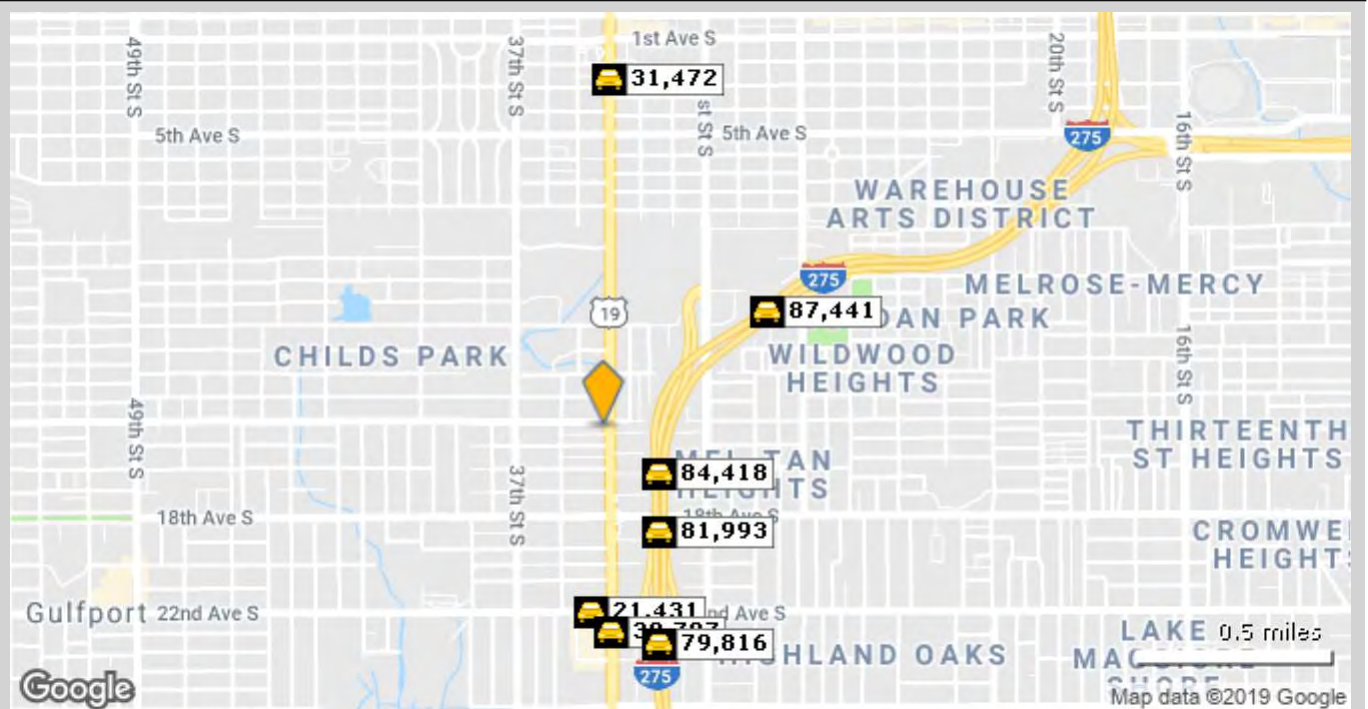
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Building Type: **General Retail**
 Secondary: **Service Station**
 GLA: **2,114 SF**
 Year Built: **1955**
 Total Available: **2,114 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 275	18th Ave S	0.11 S	2018	84,418	MPSI	.19
2	I- 275	18th Ave S	0.04 N	2018	81,993	MPSI	.31
3	22nd Ave S	Hartford St S	0.04 W	2018	21,431	MPSI	.48
4	34th St S	22nd Ave S	0.05 N	2018	30,707	MPSI	.53
5	I- 275	Dayton St S	0.11 SW	2018	87,441	MPSI	.54
6	I- 275	24th Ave S	0.04 S	2018	79,816	MPSI	.58
7	3rd Ave S	34th St S	0.00 W	2018	31,472	MPSI	.92

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