



8800 S Orange Ave, Orlando, FL 32824

**\$199,000**

Orange Shell Circle K

Retail | 3,040 SF



Gilbert Sang  
FL 686745  
786.281.1004

## Details

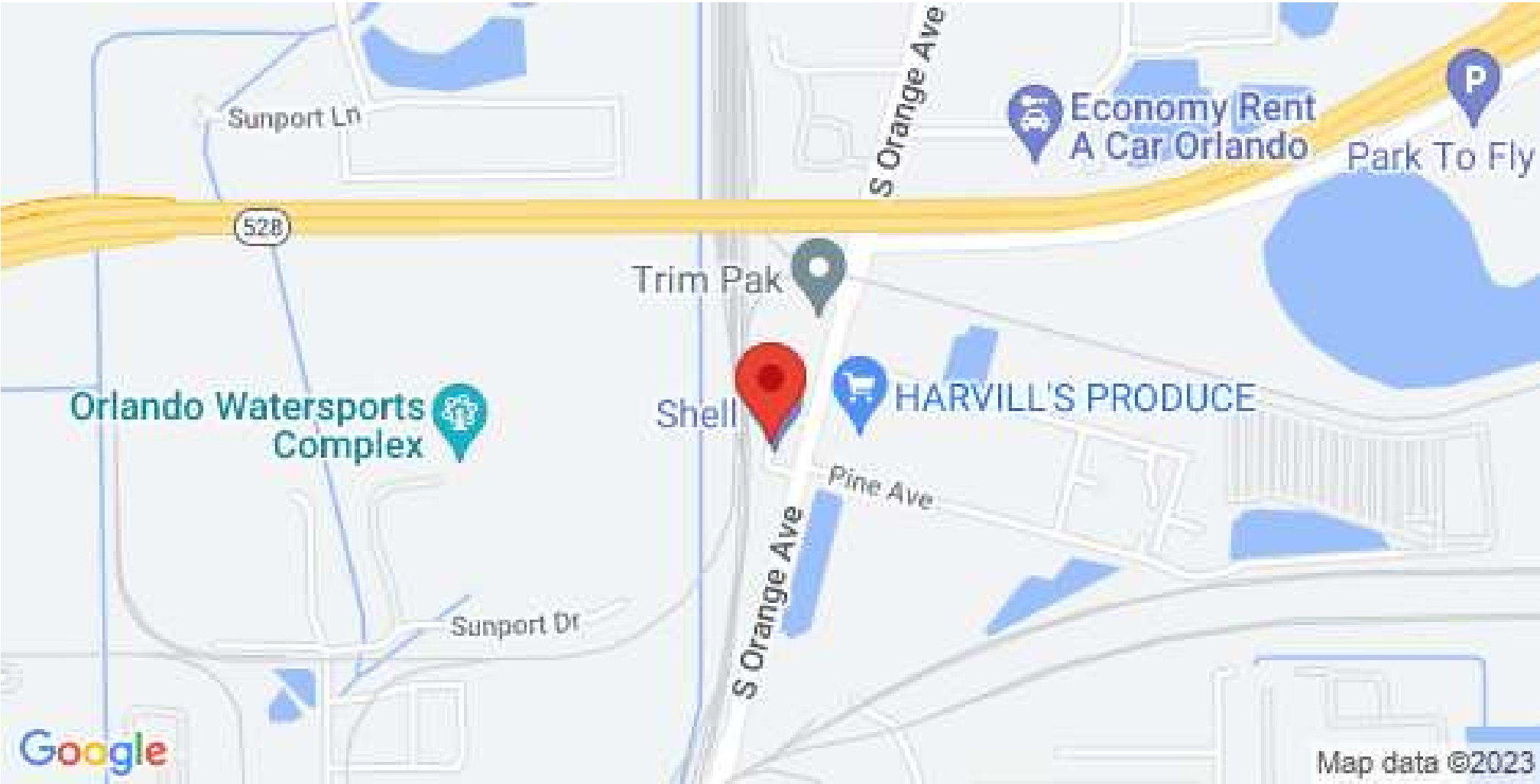
Asking Price	\$199,000	Property Type	Retail
Subtype	Convenience Store, Gas Station	Investment Type	Owner/User
Lease Type	NNN	Tenancy	Single
Square Footage	3,040	Net Rentable (sq ft)	3,040
Price/Sq Ft	\$65.46	Units	1
Year Built	2000	Buildings	1
Stories	1	Permitted Zoning	IND-4
Lot Size (sq ft)	77,189	Gas Pumps	10
Broker Co-Op	Yes	APN	36-23-29-8920-08-802

## Marketing Description

### Shell Circle K Gas Station and Convenience Store with Quick Service Restaurant For Sale

- This is an excellent opportunity to own a high volume gas and convenience store with a quick service restaurant in Orlando, Florida.
- This Shell branded Circle K gas station offers 20 fueling positions for fast and convenient fill-up. It also has a Krispy Krunchy Chicken franchise that serves delicious fried chicken and sides.
- The location is surrounded by many industries and businesses and is located on a heavily traveled road. It has a steady flow of customers and a loyal clientele.
- The seller is motivated to sell due to personal reasons and has priced the business to sell quickly. The buyer must qualify for the Circle K franchise.
- This is a rare chance to own a well-established and successful gas station and convenience store with a quick service restaurant in a prime location in Orlando.

Don't wait, contact the seller today and schedule a visit. This opportunity won't last long.





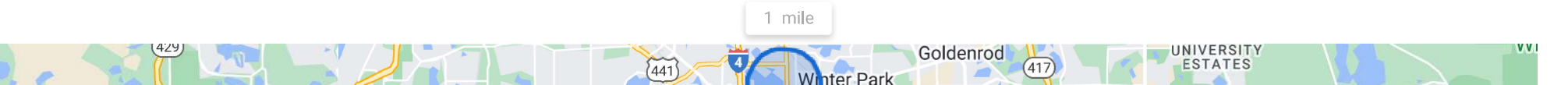
## Demographic Insights



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## Population

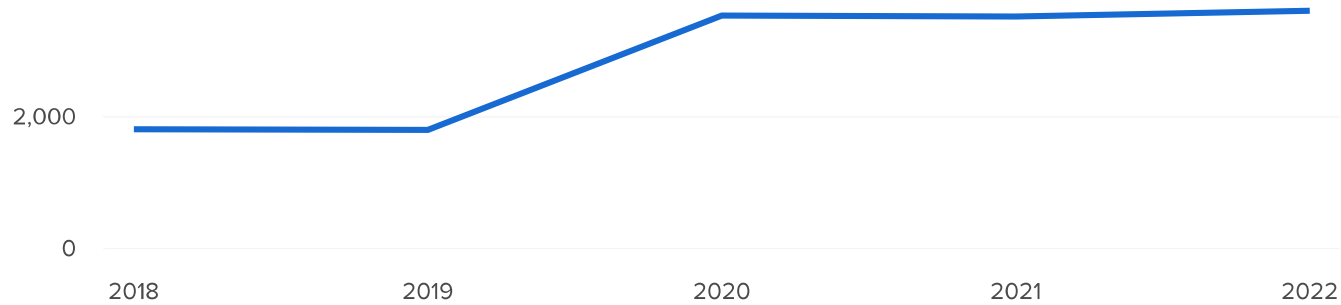
3,605

↑ 2%

Compared to 3,518 in 2021

↑ 99%

Compared to 1,806 in 2018



Household Income



Age Demographics



Number of Employees



Housing Occupancy Ratio

9:1  
100% Occupancy



Renter to Homeowner Ratio

10:1  
100% Ratio



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