

**FOR SALE  
OR LEASE**

## FULLY EQUIPPED LUBE FACILITY

10150 NORTH FLORIDA AVENUE  
TAMPA, FL 33612



	1 Mile	3 Mile	5 Mile
Total Population	13,808	132,418	332,973
Average HH Income	\$39,756	\$51,181	\$54,081
Daytime Population	6,656	77,193	160,168

### **CONTACT**

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#### Results Real Estate Partners, LLC

*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
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www.ResultsREPartners.com

## PROPERTY HIGHLIGHTS

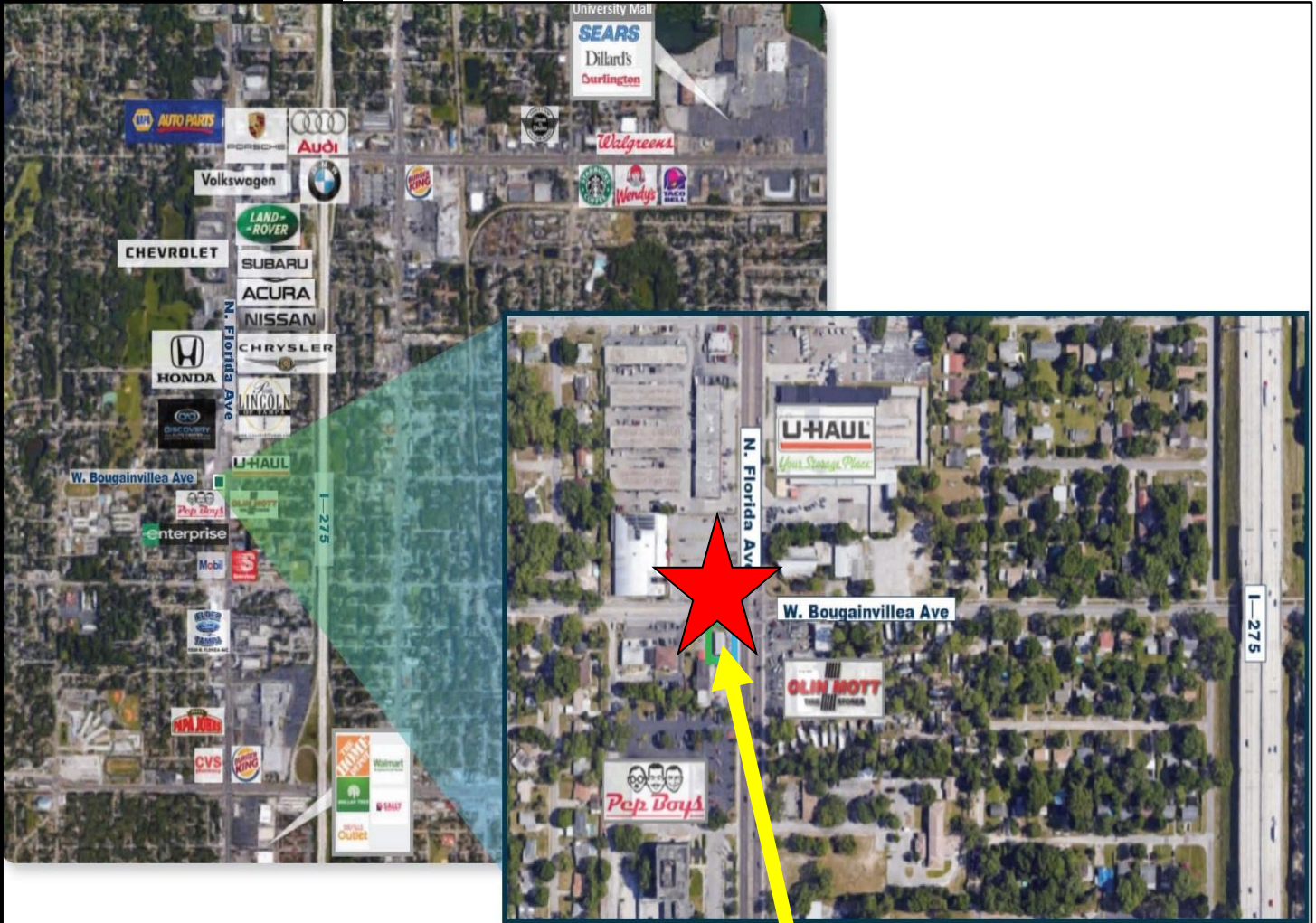
- Freestanding 2,250 SF (3) Bay Shop built in 1985
- .26 Acres zoned CI (commercial) at the corner of W. Bougainvillea Ave and N. Florida Ave on car dealer row with easy access (Signalized Intersection)
- 3 Underground Bays with all Existing Lube FF&E in place
- Owner will modify for a long term credit tenant
- Extra storage shed located at the rear of the property
- Over 30,000 VPD Traffic Count and 120,000 Residences within a 3 mile radius
- In-House Financing Available (Up to 100% so see broker for details)
- **For Lease: \$6,000 NNN**
- **For Sale: \$650,000**

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