

GAS STATION @ 4500 HWY. 81 N

AVAILABLE FOR SALE



WWW.SPENCERHINES.COM



Greyson Furnas- 864.316.8192
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Contact Broker For More Information

Overview:

- +/- .92 Acres
- +/- 4,000 SF Convenience Store
- BP Brand Gas Station with Convenience Store & Car Wash
- Prime Location on Intersection of I-85 & Hwy 81 in Anderson, SC
- Fast growing exit & surrounding area
- Serves as Greyhound Bus Station and bus stops at location 4 times/day
 - Only Greyhound stop between Norcross, GA & Greenville, SC
 - Sells Greyhound Tickets in-store: Estimated monthly profit: \$750/Mo.
- Asking Price: \$2.3 Million



Property Information:

- Gas Provider: SEI
- Branding: BP
- Time Remaining on current fuel contract: +/- 8½ Years
- Owner sets fuel prices
 - Not on consignment through fuel provider
- FF&E: All FF&E included in purchase price
- Car Wash: Cash only @ car wash, can accept credit for wash inside or at pumps
- Prior quote on file for Car Wash Add-on
- Serves as Greyhound Bus Station and bus stops at location 4 times/day



Financial Info:

- Inventory: Negotiable and specified prior to transaction. (Estimated Current Value: +/- \$90K)
- Rebate Given Per Gallon Sold by Provider: 2 cents/gallon
- Inside Sales: +/- \$115K/Mo.
- Gas Sales: +/- \$130K/Mo.
- Car Wash Sales: +/- \$1,500/Mo.
- Charge From Gas Provider Per Gallon: 1 cent/gallon

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Demographics:

Traffic Count: 75,600 CPD @ Interchange

5 Mile Radius

Population: 19,040

Households: 6,789

10 Mile Radius

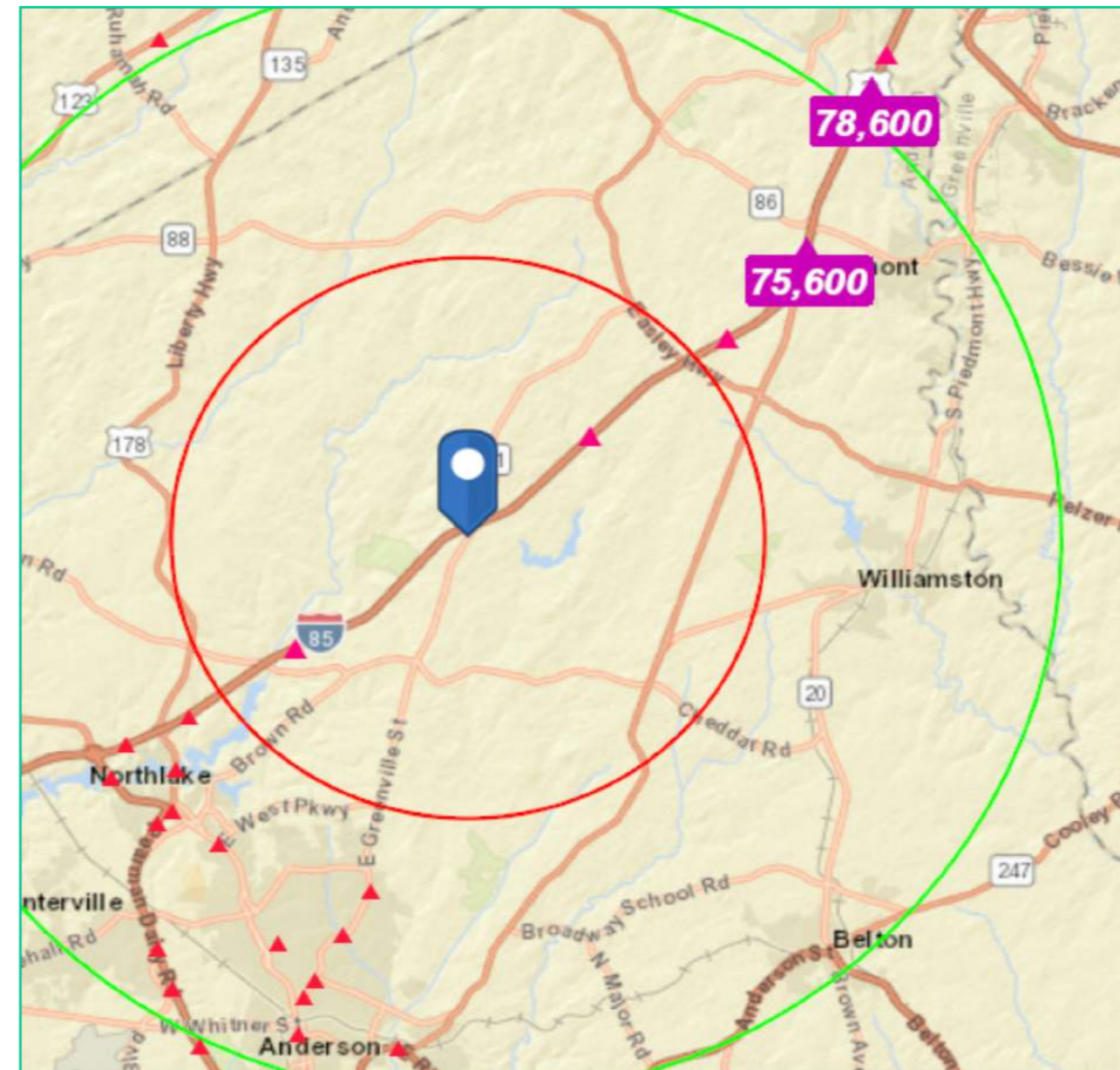
Population: 123,947

Households: 48, 534

15 Mile Radius

Population: 280, 412

Households: 107,484



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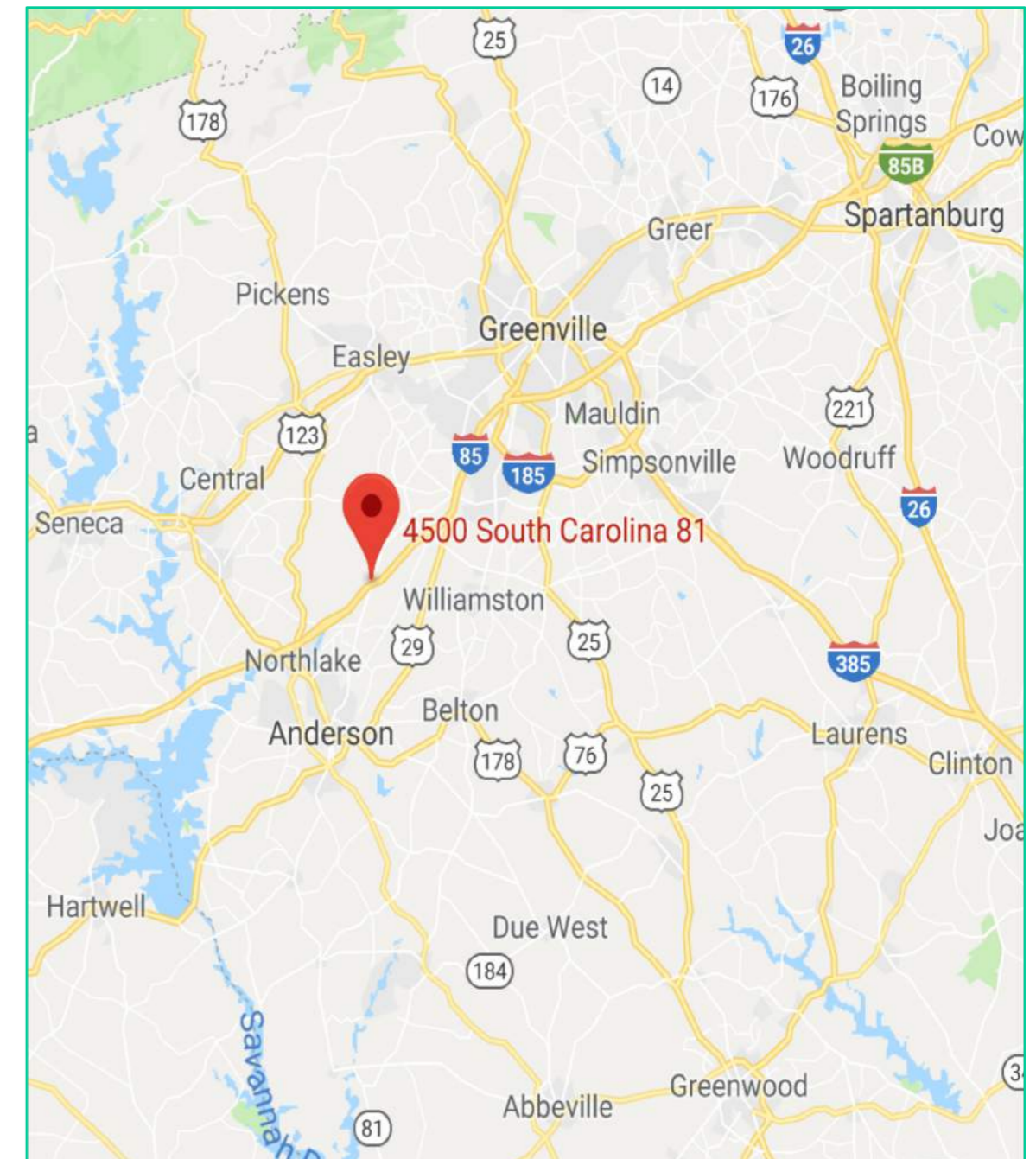
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Surrounding Area/Growth

- Surrounding businesses include:
 - McDonald's, Arby's, Waffle House, Papa's & Beer, Sue's Wings & Things, Holliday Inn Express, Hampton Inn, Exxon, Stop-A-Minit
- Surrounding area seeing significant growth in Industrial, Residential, & Retail Sectors
- Distances from Major Areas
 - Greenville: +/-20 Miles
 - Spartanburg: +/- 45 Miles
 - Clemson University: +/- 15 Miles
 - Downtown Anderson: +/- 10 Miles



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