

SALE

2500 CASHUA FERRY ROAD
2500 Cashua Ferry Rd Darlington, SC 29532



PROPERTY DESCRIPTION

Rarely does a corner fuel and convenience play like this come to market in an underserved trade area. Country Corner at 2500 Cashua Ferry Road presents a true value-add opportunity for an owner-operator or investor looking to capitalize on a growing sales trend with significant room to run.

Positioned at a busy four-way intersection in Darlington County, SC, this $\pm 2,700$ SF convenience store sits on ± 0.55 acres and operates with two above-ground fuel tanks (2,000 gallons of 87 octane; 1,000 gallons of diesel), newer pumps, a newer roof, and updated HVAC. The interior features a full kitchen, a strong foundation for a prepared food or deli program, along with a storage room and a vacuum/air machine. An additional storage trailer at the rear of the property provides operational flexibility.

The current owners manage multiple locations and have been unable to give this store the attention it deserves, keeping it open for only limited daytime hours with a lean inventory. Even so, sales continue to climb. A focused operator with full hours and a stocked shelves could meaningfully accelerate that momentum from day one.

With no fuel supply contracts in place, the next owner walks in with complete freedom to align with the brand and supplier of their choosing.

PROPERTY HIGHLIGHTS

- Proven and growing sales despite limited hours and inventory
- No fuel contract — brand/supplier flexibility for incoming owner
- Only fuel station within a 3-mile radius
- High-traffic four-way intersection location
- Newer capital improvements (pumps, roof, HVAC)
- Full commercial kitchen adds foodservice revenue potential
- Vacuum/air machine provides additional ancillary income
- Additional storage trailer included
- Parcel ID: 213-00-01-119

OFFERING SUMMARY

Sale Price:	\$399,000
Number of Units:	1
Price per sq ft	\$147.78
Lot Size:	.55 AC
Building Size	2,700 SF

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PHOTOS

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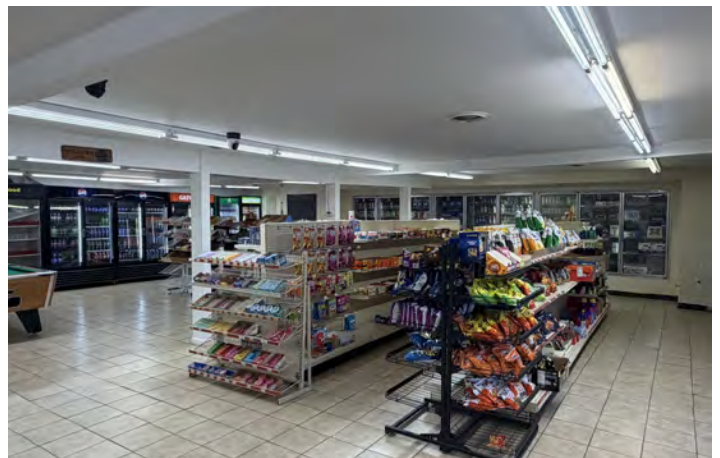
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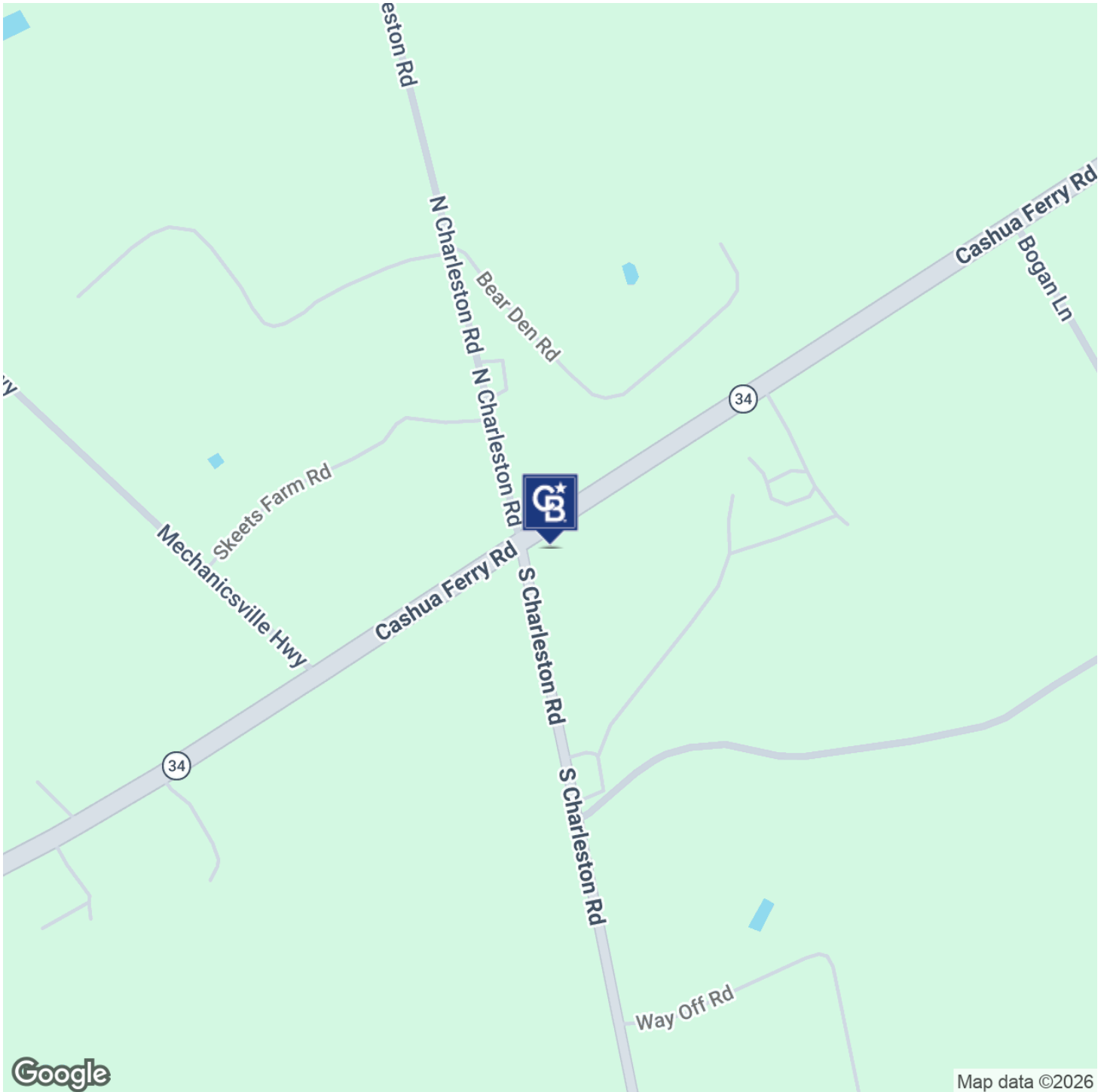


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LOCATION MAP

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