

GAS STATION & C-STORE FOR SALE



DEMOGRAPHICS

TOTAL POPULATION

1 MILE:	9,403
3 MILES:	36,090
5 MILES:	94,275

TOTAL HOUSEHOLDS

1 MILE:	3,899
3 MILES:	14,123
5 MILES:	36,389

AVE. HOUSEHOLD INCOME

1 MILE:	\$89,491
3 MILES:	\$90,528
5 MILES:	\$86,202

ASKING PRICE: \$3,000,000

- Property Overview Fee Simple Ownership — land and building included Located directly in front of Stop & Shop with strong visibility and traffic Fully renovated in 2024: new dispensers, flooring, lighting, shelvin
- High-volume location: ~60,000 gallons/month sold
- Fuel & Equipment Branded Shell with a non-terminable fuel contract (10 years remaining)
- Fuel pricing: Shell rack -1¢
- Tanks: Installed 2024 — brand new and double-wall Dispenser system: Wayne Anthem EMV-compliant (latest model)
- POS system: Verifone Commander
- C-Store Info Currently leased month-to-month at \$3,000/month Buyer may choose to keep tenant or take store back vacant Store sales and lotto numbers are unknown (tenant-operated)
- Licenses and inventory not included Additional Info Environmental due diligence and testing is at buyer's cost No known issues, but reports are not provided upfront Great upside for owner-operator or investor

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PHOTOGRAPHS



RETAIL MAP



NEARBY RETAIL & SERVICES

- MCDONALD'S
- DUNKIN'
- POPEYE'S
- VALVOLINE
- ENTERPRISE CAR RENTAL
- ADVANCE AUTO PARTS
- STOP & SHOP
- DOLLAR TREE
- OCEAN STATE JOB LOT
- DOLLAR GENERAL
- T-MOBILE

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CONTACT US TODAY!

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