

FOR SALE | \$4,990,000 | TURNKEY C-STORE & GAS STATION

2963 N COLUMBIA ST, MILLEDGEVILLE, GA 31061

BRAND-NEW CONSTRUCTION IN HIGH-TRAFFIC LOCATION



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EXCLUSIVE INVESTMENT OFFERING



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THE OFFERING

River Brokers presents a newly constructed ExtraMile/Chevron convenience store and gas station located in Milledgeville, Georgia. The property consists of a 3,600 SF building on a 1.10-acre corner lot with 4 Multi-Product Dispensers (MPDs). As a completed new-construction asset, it is available for immediate occupancy and cash flow generation.

INVESTMENT HIGHLIGHTS

- ▶ **Strategic Location & Traffic Drivers:** The property is located near Lake Sinclair at an intersection recording 23,400 vehicles per day. Traffic is generated by local commuters, area travelers, and recreational visitors to the lake.
- ▶ **Value-Add Flexibility & Immediate Upside:** The property transfers without an existing COAM (Coin Operated Amusement Machine) contract, allowing the buyer to negotiate terms directly with a preferred master licensee.
- ▶ **Favorable Franchise & Supply Agreements:** The property includes a 10-year ExtraMile franchise agreement and a fuel supply agreement with Majors Management structured at Rack+1 pricing with a \$0.03/gallon rebate

PROPERTY SPECIFICATIONS

Asking Price	\$4,990,000
Address	Milledgeville, GA
Property Type	Retail - C-Store/Gas Station
Building Size	3,600 SF
Lot Size	1.10 Acres
Dispensers	4 MPDs
Franchise	ExtraMile (10 Years)
Fuel Supply	Majors Management
COAM Contract	None (Investor Flexibility)

MARKET ADVANTAGE

The local Milledgeville submarket clearly demonstrates unmet demand for premium convenience and fuel offerings. The combination of local residential growth and established recreational draws solidifies the long-term viability of this investment.



BRAND-NEW CONSTRUCTION

Newly constructed 3,600 SF ExtraMile convenience store and Chevron gas station with 4 MPDs. As new construction, the property carries no deferred maintenance. **Certificate of Occupancy anticipated May 2025, buyer adds inventory and opens immediately.**



PRIME LOCATION & TRAFFIC

Located at an intersection with 23,400 vehicles per day, approximately 0.5 miles from Lake Sinclair. Traffic sources include local residents, commuters, and recreational visitors. **The property sits on the primary access corridor to Sinclair Marina, a full-service marina with 330 boat storage spaces, and is the most convenient fueling option for marina customers, accessible without entering the highway. Area median household income within 5 miles is \$72,220.**



STRONG REVENUE PROJECTIONS

Feasibility analysis projects monthly inside sales of \$187,000–\$201,000 and monthly fuel volume of 164,000–186,000 gallons. **Market analysis identifies a gas station supply gap of ~\$2.276M within 1 mile (~\$7.651M within 3 miles) and a limited-service dining gap of ~\$1.163M within 1 mile (~\$7.176M within 3 miles).**



VALUE-ADD POTENTIAL

Delivered without an existing COAM contract. New ownership may negotiate directly with a preferred master licensee to establish gaming revenue.



FAVORABLE AGREEMENT TERMS

ExtraMile: Includes a 10-year ExtraMile franchise agreement with a favorable royalty structure of 6% capped on the first \$100,000 in monthly inside sales. Zero royalty is charged on inside sales above \$100,000. ExtraMile provides staff training programs, a proven inventory and food-program rollout system, and ongoing field support, regional promotions, and digital/in-store marketing materials.

Chevron Fuel Supply: A 10-year Chevron fuel supply agreement (Rack+1) with a \$0.03/gallon rebate. Based on recent seller tracking of local fuel pricing, competing operators in the area, including Raceway, maintain strong fuel margins frequently exceeding \$0.20 per gallon, supporting favorable fuel profitability at this location.



SIGNIFICANT TAX BENEFITS

The property is located within a designated Opportunity Zone. Investors may be eligible for 100% Bonus Depreciation.

PROPERTY DETAILS

- **Property Type:** Retail - Convenience Store/Gas Station
- **Building Size:** 3,600 SF
- **Lot Size:** 1.10 Acres
- **Fuel Brand:** Chevron
- **Store Brand:** ExtraMile
- **Fuel Dispensers:** 4 MPDs
- **Parking:** 19 Spaces (including 1 ADA)



FACILITY & LOCATION



2963 N Columbia St
Milledgeville, GA 31061

- The facility features a modern design with **top-of-the-line equipment** and systems configured for high-volume retail and fuel operations.
- Amenities include a commercial kitchen, gaming room, beer cave, and walk-in cooler.

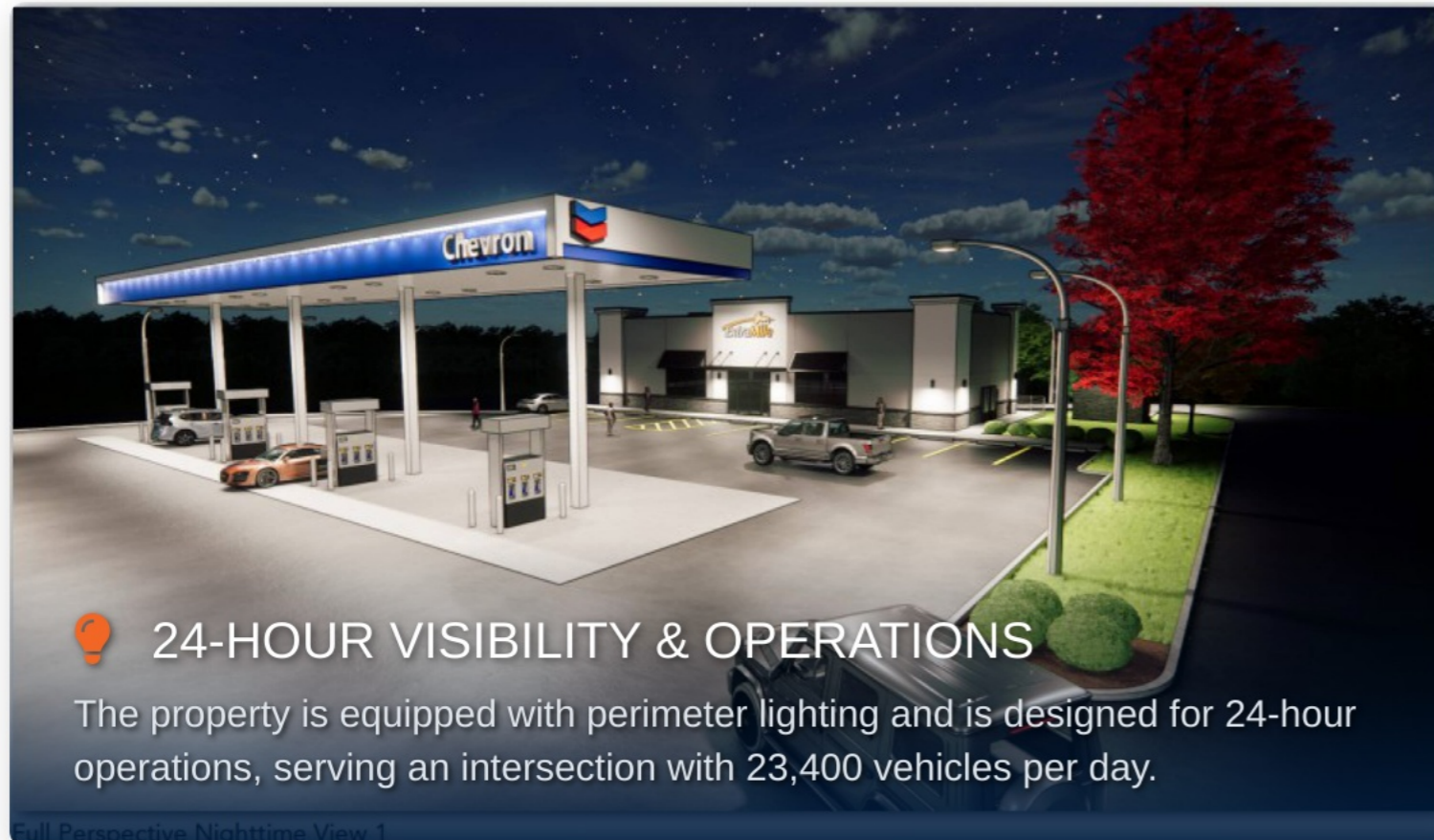


SITE LOCATION



STRATEGIC SITE REDEVELOPMENT

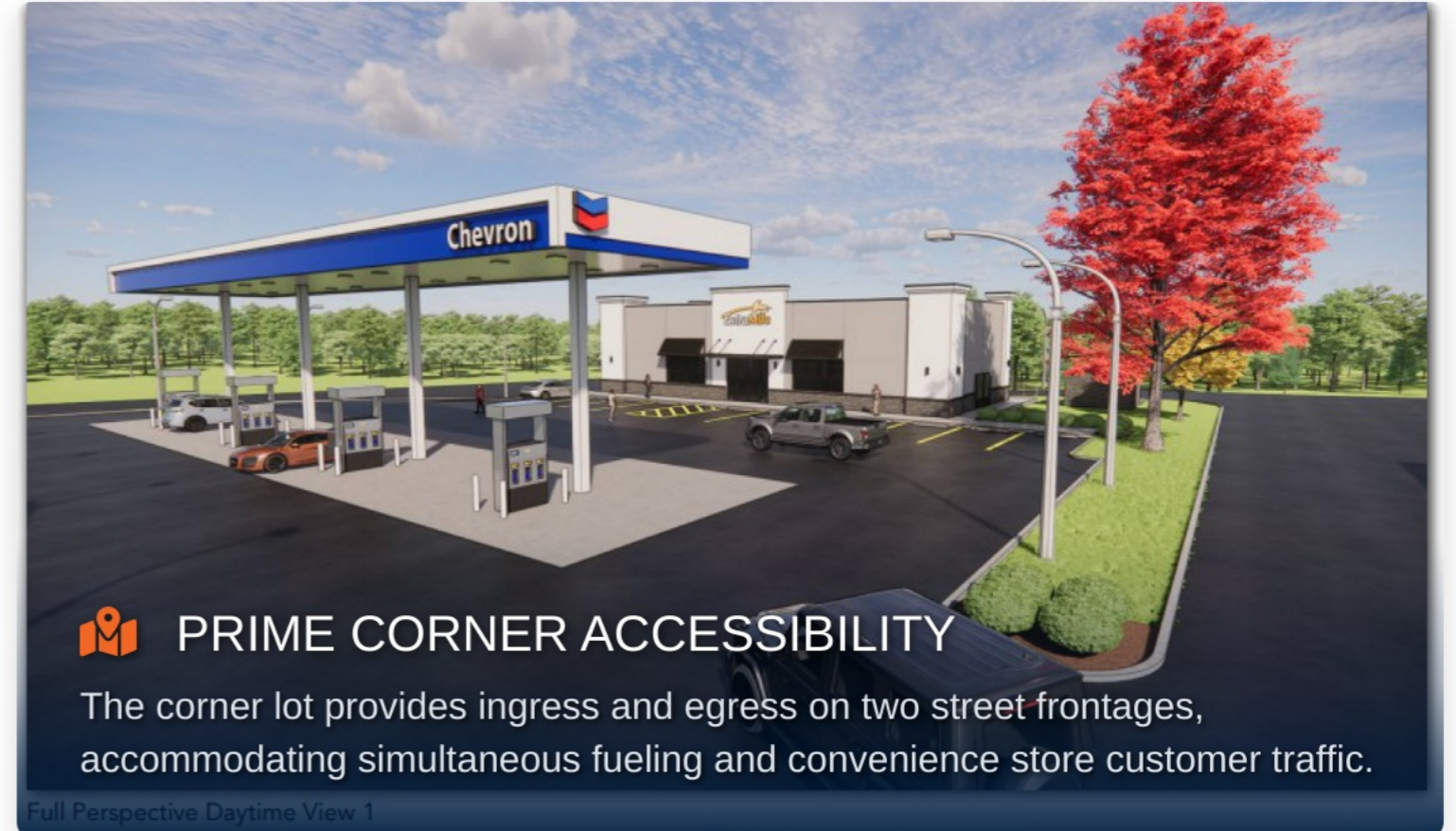
The site is under active construction, with the build-out designed to maximize utilization of the 1.10-acre corner lot.



24-HOUR VISIBILITY & OPERATIONS

The property is equipped with perimeter lighting and is designed for 24-hour operations, serving an intersection with 23,400 vehicles per day.

Full Perspective Nighttime View 1



PRIME CORNER ACCESSIBILITY

The corner lot provides ingress and egress on two street frontages, accommodating simultaneous fueling and convenience store customer traffic.

Full Perspective Daytime View 1

DETAILED SITE AND ARCHITECTURAL PLANS FOR NEW EXTRAMILE / CHEVRON FACILITY

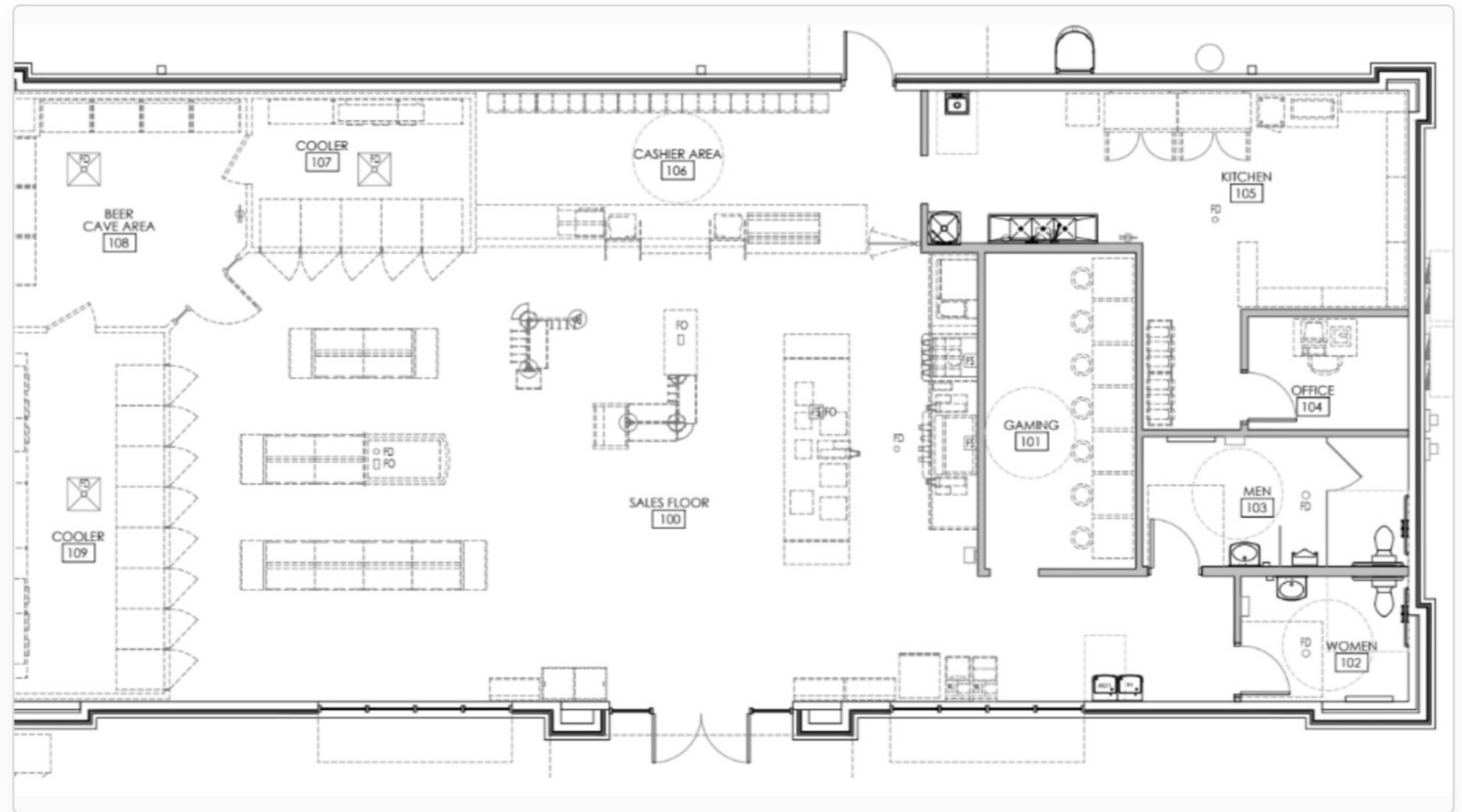
Strategic Layout & Functional Design

The accompanying plans detail the floor plan, site circulation, and architectural elevations of the ExtraMile/Chevron facility.

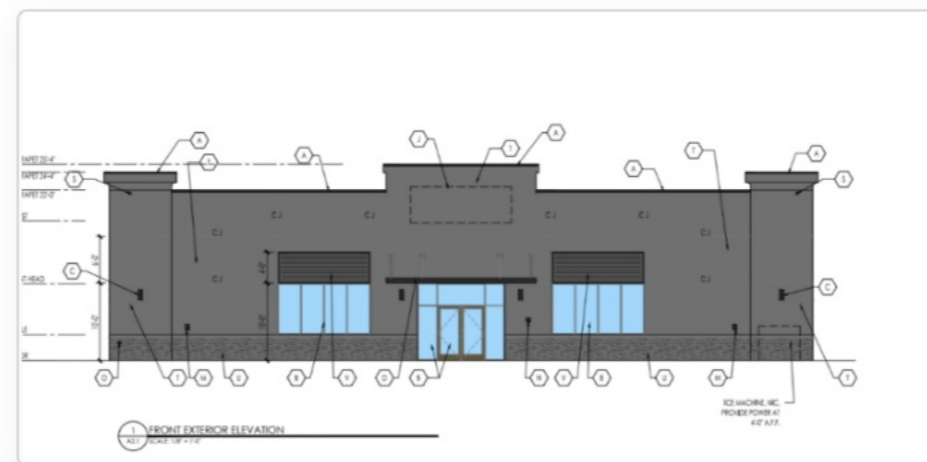
The floor plan is configured to support retail merchandising, interior traffic flow, and point-of-sale operations.

INVESTMENT HIGHLIGHTS

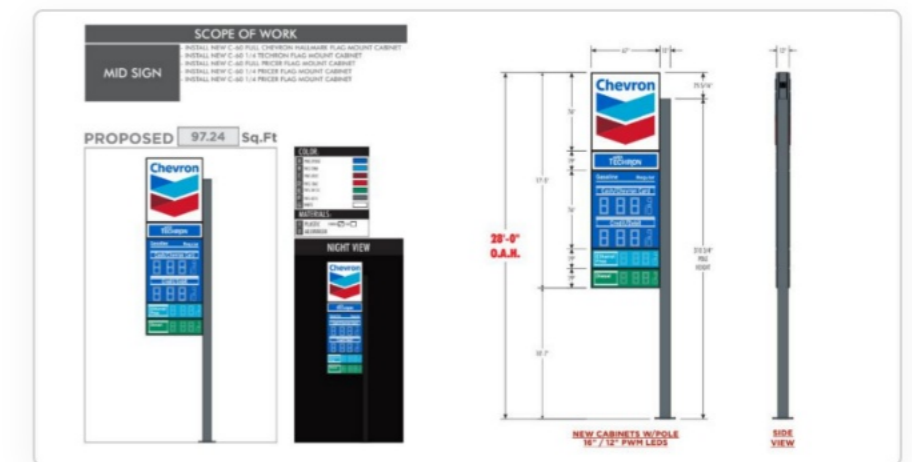
- ✔ **Purpose-Built Retail:** Floor plan conforms to ExtraMile brand standards for product placement and high-volume sales operations.
- 🚗 **Site Circulation:** Drive lanes are sized to accommodate simultaneous fueling and parking activity.
- 🏠 **Institutional Quality:** Construction adheres to ExtraMile and Chevron brand standards with **top-of-the-line equipment and buildout quality**. No near-term capital expenditures are anticipated given new-construction status.
- 🚩 **High-Visibility Identity:** Brand identity is executed through architectural finishes and pylon signage per franchise specifications.



▲ C-STORE INTERIOR LAYOUT & FLOOR PLAN



▲ FRONT EXTERIOR ELEVATIONS



▲ PROPOSED SIGNAGE SPECS

The following projections are derived from a feasibility analysis of the subject property. The trade area is characterized by limited modern convenience and fuel retail supply, which supports the projected customer capture rates.

FUEL SALES PROJECTIONS

SCENARIO	LOW ESTIMATE	MEDIUM ESTIMATE	HIGH ESTIMATE
Projected Daily Fuel Customers	1,195	1,380	1,451
Projected Monthly Fuel Sales (Gallons)	164,000	171,000	186,000

INSIDE SALES PROJECTIONS

SCENARIO	LOW ESTIMATE	MEDIUM ESTIMATE	HIGH ESTIMATE
Projected Daily Inside Sales Customers	417	495	548
Projected Monthly Inside Sales Revenue	\$187,000	\$193,000	\$201,000

INSIDE SALES BREAKDOWN

REVENUE SOURCE	ESTIMATED % OF INSIDE SALES
Cigarettes & Tobacco	17.5%
Packaged Beverages	18%
Beer/Wine	20%
Hot Food	17%
Candy/Snacks	8.5%
Grocery	18%
Ice	1%

STRATEGIC RETAIL OPPORTUNITY

Milledgeville, Georgia is a mid-sized city in Central Georgia with an economy anchored by university employment, a resident middle-class demographic, and recreational activity at Lake Sinclair.

The site draws traffic from daily commuters, Georgia College & State University affiliates, and weekend visitors to Lake Sinclair. Market analysis identifies limited competing convenience and fuel retail in the immediate trade area.



ECONOMIC MARKET DRIVERS



LAKE SINCLAIR TOURISM

Lake Sinclair is a regional destination for boating and outdoor recreation, generating year-round visitor traffic. The subject property is located on a primary access corridor to Sinclair Marina.



GEORGIA COLLEGE & STATE UNIV.

Georgia College & State University maintains a significant student and faculty population, providing a consistent demand base for the local retail corridor.



ACUTE SUPPLY SHORTAGE

Market analysis identifies limited modern gas station and quick-service dining supply in the immediate trade area, supporting above-average customer capture assumptions in the financial projections.



READY TO TAKE THE NEXT STEP?

Contact our team for additional financial disclosures, due diligence materials, or to schedule a property tour.



OUR TEAM



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