

## GAS STATION WITH CONVENIENCE STORE

Brunswick County, NC

OFFERING PRICE  
\$695,000



### CONTACT

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SALE



## OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.75 Acres
Building Size:	2,034 SF
Tank 1 Size:	12,000 Gallons
Tank 2 Size:	12,000 Gallons
	- split compartments
- Compartment 1:	4,000 Gallons
- Compartment 2:	4,000 Gallons
- Compartment 3:	4,000 Gallons
Monitoring System:	TLS 450 plus

## PROPERTY DESCRIPTION

Gas Station with convenience store, car wash, full kitchen and drive-through window. High visibility on main thoroughfare in Brunswick County.

\* Price is inclusive of Business and Real Estate. Merchandise and inventory to be negotiated under a separate bill of sale. Owner Financing Available.

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 **COLDWELL  
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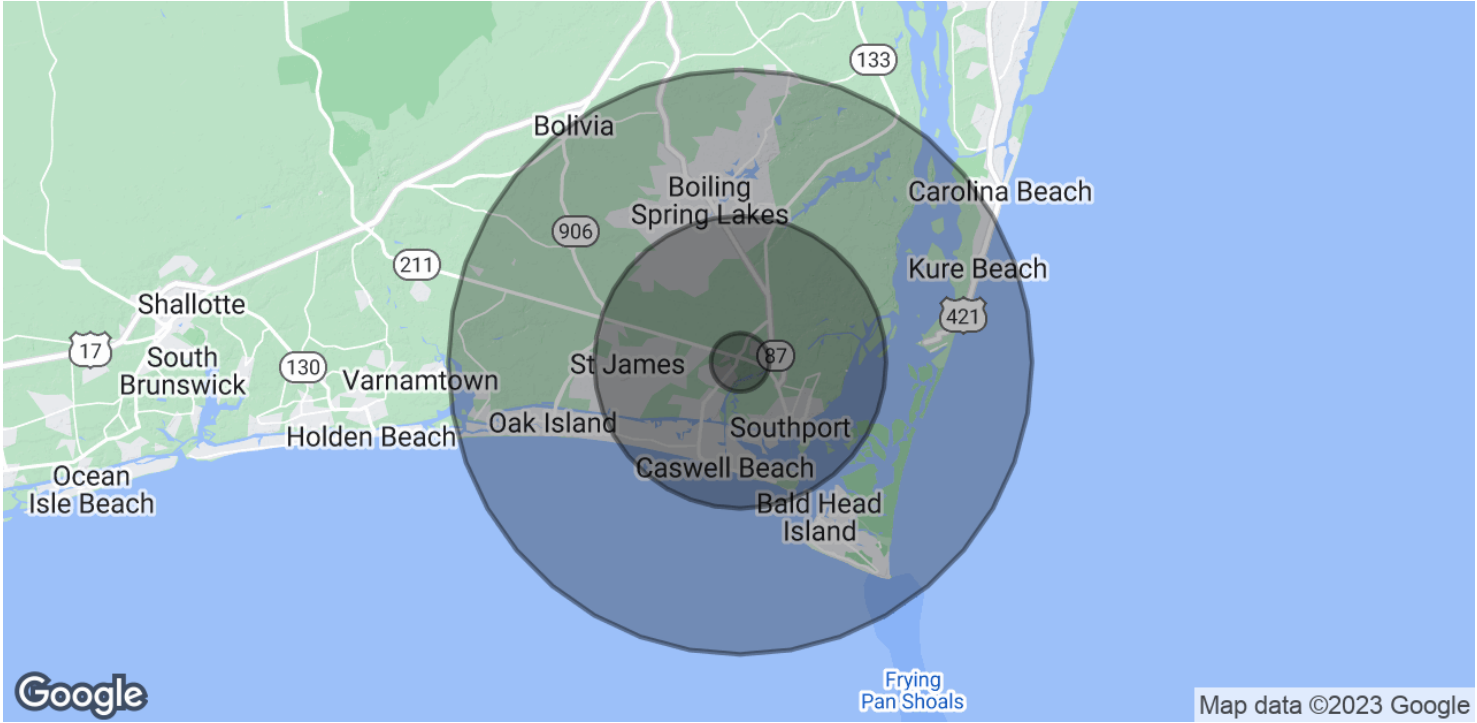




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	891	13,867	30,558
Median age	53.3	53.7	50.4
Median age (Male)	53.2	53.3	49.7
Median age (Female)	53.9	54.0	51.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	451	6,610	14,059
# of persons per HH	2.0	2.1	2.2
Average HH income	\$63,337	\$71,872	\$69,278
Average house value	\$376,399	\$367,859	\$321,871

\* Demographic data derived from 2020 ACS - US Census

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