

FORSALE

# GAS STATION WITH CONVENIENCE STORE

Brunswick County, NC

### OFFERING PRICE \$695,000



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

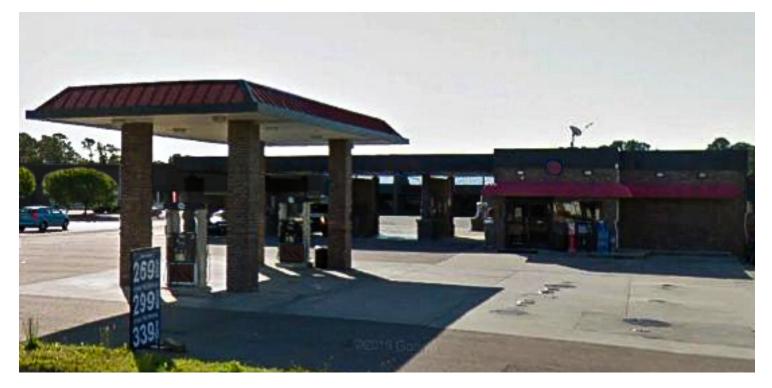
### CONTACT

Grayson Powell 910 262 8919 grayson.powell@cbcsuncoast.com

COLDWELL BANKER COMMERCIAL SUN COAST PARTNERS 1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403 910.350.1200



Brunswick County, NC



#### **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
	and the second second second
	- split compartments
- Compartment 1:	4,000 Gallons
- Compartment 1: - Compartment 2:	1 1
· · · ·	4,000 Gallons
- Compartment 2:	4,000 Gallons 4,000 Gallons

#### **PROPERTY DESCRIPTION**

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

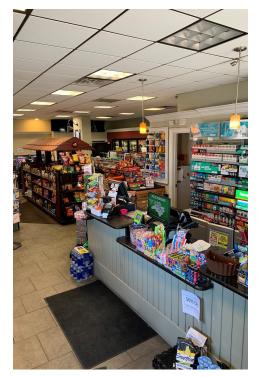
\* Price is inclusive of Business and Real Estate. Merchandise and inventory to be negotiated under a separate bill of sale. Owner Financing Available.

#### CBCSUNCOAST.COM

Grayson Powell 910 262 8919 grayson.powell@cbcsuncoast.com



Brunswick County, NC





CBCSUNCOAST.COM















Brunswick County, NC

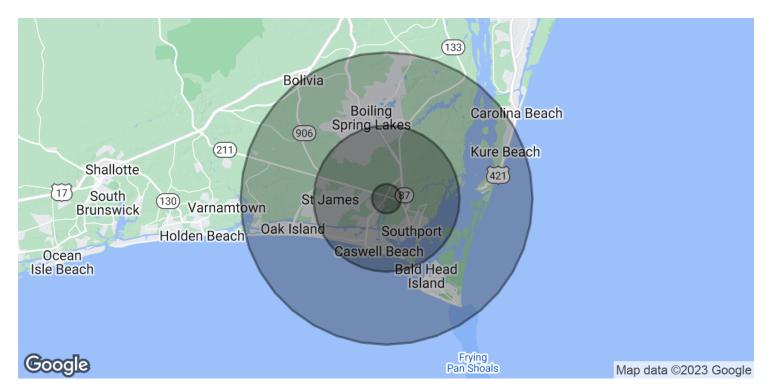


CBCSUNCOAST.COM

Grayson Powell 910 262 8919 grayson.powell@cbcsuncoast.com



Brunswick County, NC



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





Brunswick County, NC



GRAYSON POWELL

Owner, Comm Sales Associate

910.262.8919

grayson.powell@cbcsuncoast.com

NC #131925

CBCSUNCOAST.COM

Grayson Powell 910 262 8919 grayson.powell@cbcsuncoast.com

