



For sale

BP Gas Station with Convenience Store

2900 SC Hwy 153 (I-85 Exit 40)
Piedmont, SC 29673

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±5,000-SF
convenience
store



±0.5-acre lot



BP brand
gas station



Fully
renovated
in 2019



Opportunity

This fully operational gas station and convenience store property is located in an area of rapid growth at I-85 Exit 40.

The surrounding area is seeing significant investment in industrial, residential and retail sectors with a population increase of 4.4% between

2010 and 2019.

With established BP branding in place, newly renovated interior and exterior and a high-traffic location, this property is well positioned to create multiple reliable income streams for the owner.



Asking Price
\$4,500,000

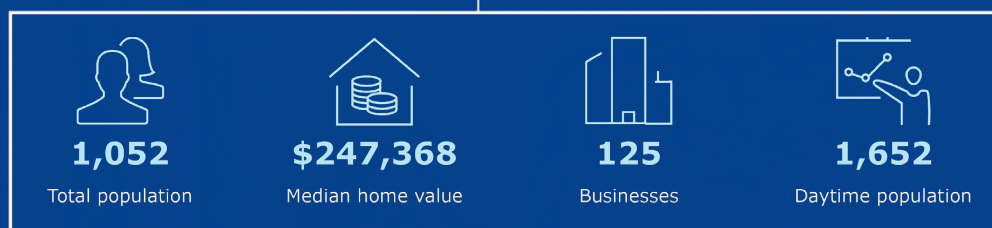


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Demographics

1-mile radius



38.7

Median Age



4.4%

2010-19 Pop
Growth Rate



\$58,460

Median household
income



\$36,513

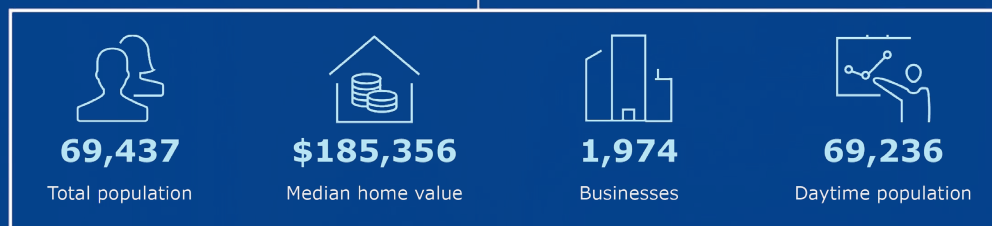
Per capita income



2.3

Avg household size

5-mile radius



39.3

Median Age



1.1%

2010-19 Pop
Growth Rate



\$49,737

Median household
income



\$28,224

Per capita income



2.6

Avg household size

source: ESRI 2021

Asking Price

\$4,500,000



Property details

- Inventory inclusion is negotiable (not included in asking price) and to be determined prior to transaction (estimated current value \pm \$150,000)
- Fuel supplier: SEI
- Fuel contract timeline: \pm 12 years remaining
- Owner sets fuel prices (not on consignment through fuel provider)
- All FF&E included in purchase price

Financials

Rebate per gallon
to owner

1 cent/gallon on every gallon
sold over 88K gallons/month.
*not including diesel gallons

Inside sales	\pm \$90,000/month
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Inside margin avg.	\pm 32%
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Gallons of gas	\pm 115,000/month
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Gas margin avg.	\pm 0.27
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Lotto commission	\pm \$1,800/month
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ATM commission	\pm \$1,200/month
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Key distances

Interstate 85	0.1 miles
Downtown Greenville, SC	7 miles
SCTAC (Donaldson Airport)	6 miles
Simpsonville, SC	18 miles
Greer, SC	21 miles

GSP International Airport	17.5 miles
BMW Plant Spartanburg	18 miles
Spartanburg, SC	33 miles
Charlotte, NC	106 miles
Atlanta, GA	138 miles

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