



## Recently rebranded as Exxon 550 S. Pike St, Sumter SC

This is an excellent opportunity for a high caliber experienced Gas Station entrepreneur, this is a great volume location, pre-covid as a Circle K did just under \$630k inside sales a yr (not incl Lottery) . **Available 8/15/2022!**

**Inventory:** Not included but can be purchased from current operator. No goodwill/key money

**Monthly Lease amount:** \$4,800 NNN

POS rental: \$400 – 2 Topaz

Network \$125

Environmental: \$60

Canary Monitoring Service: \$25

Real Estate Taxes: \$373

PP Taxes: \$75

Terms: 3 days/EFT

Security Deposit: \$25,000 Cash or Letter of Credit



**Building SF:** 2400

**Fuel Equipment:** this location has up to date EMV ready dispensers and inside POS system

***Kangaroo Franchise is optional.***

**Gas Volume:**

**2022 YTD 5/2022: 131.352**

**2021 Annual: 335,122**

**2020 Annual: 453,256**

**2019 Annual: 700,998**

**2018 Annual: 661, 039**

**Contact:** Michael Welch 678-308-5710 [mwelch@caplp.com](mailto:mwelch@caplp.com)