

SALE

VALUE ADD C-STORE

131 S Hamilton Street, Eden, NC 27288-4746



PROPERTY DESCRIPTION

Excellent value-add gas station opportunity situated on a high-visibility corner lot along a busy main road. The property sits on 0.66 acres and features two operational pumps (four nozzles) with four underground fuel tanks renovated in 2013 and a new HVAC unit installed last year.

The 1,800 SF convenience store includes a kitchen setup, Hunt Brothers Pizza, and a dining area, creating a strong foundation for food-service sales. The next owner can easily add more pumps and partner with a major brand such as Shell, BP, or Marathon to drive higher fuel volume and overall revenue.

Currently, the station sells regular 87 fuel from a private supplier, leaving significant upside for an operator seeking to expand and modernize this well-located site.

Please call broker for financials.

OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	0.66 Acres
Building Size:	1,800 SF

Azeem Hassan
(704) 475-0584



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131 S HAMILTON STREET

131 S Hamilton Street, Eden, NC 27288-4746



PROPERTY HIGHLIGHTS

- Prime Corner Location on a high-traffic main road
- Price includes land, FF&E as well as business
- 0.66± Acres with excellent visibility and access
- Two Pumps (Four Nozzles) with room to add more
- Four Underground Fuel Tanks – renovated in 2013
- 1,800± SF Convenience Store with kitchen setup, Hunt Brothers Pizza, and dining area
- New HVAC Unit installed in 2024
- Opportunity to rebrand with Shell, BP, Marathon, or other national fuel brand
- Private fuel supplier currently selling only regular 87 gas, allowing significant revenue growth potential
- Zoning: BG/ED
- PIN: 707014227734

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	265	700	2,115
Total Population	623	1,653	4,908
Average HH Income	\$47,755	\$49,893	\$49,600

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PHOTOS

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RETAILER MAP

131 S Hamilton Street, Eden, NC 27288-4746



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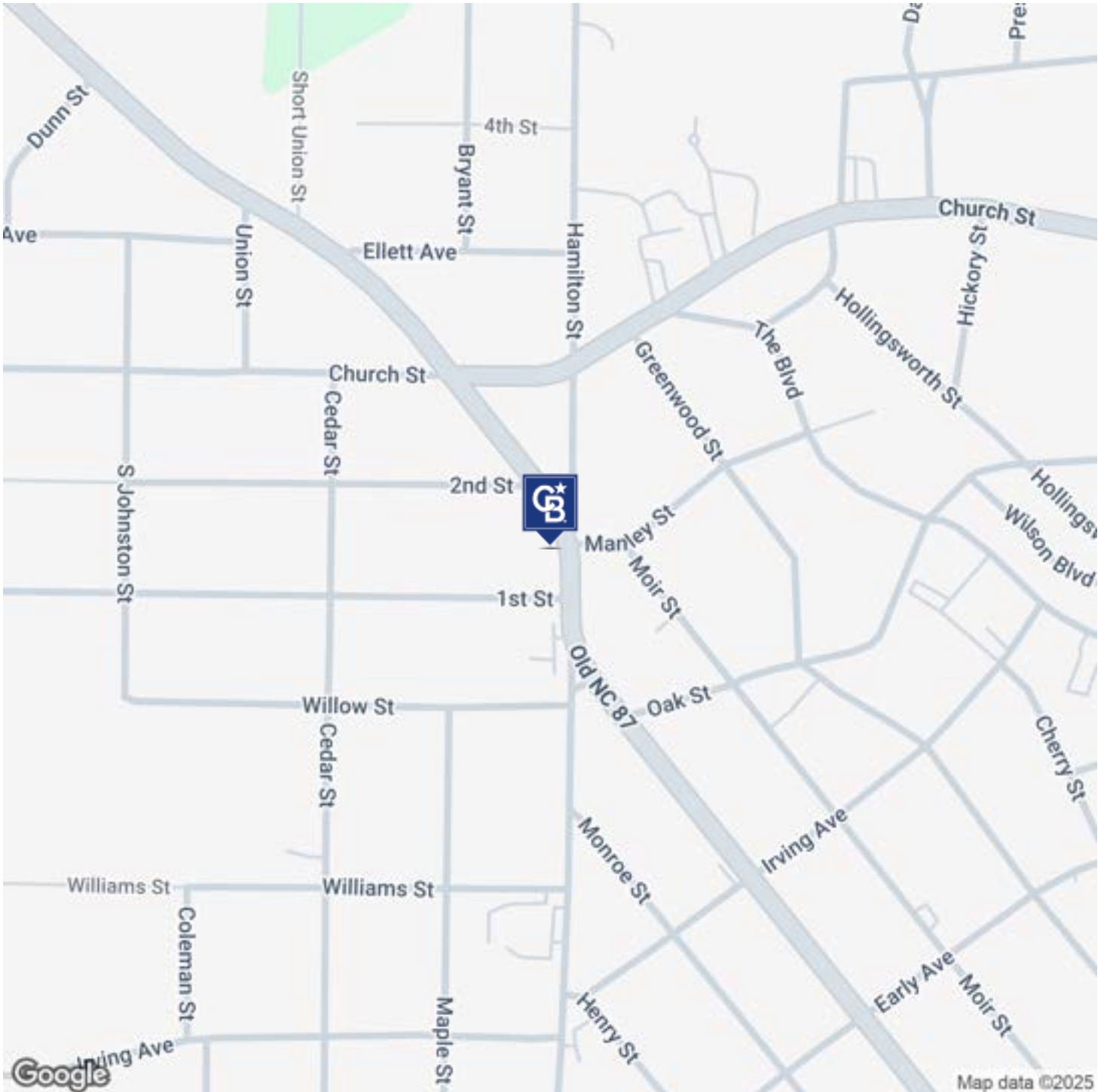


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LOCATION MAP

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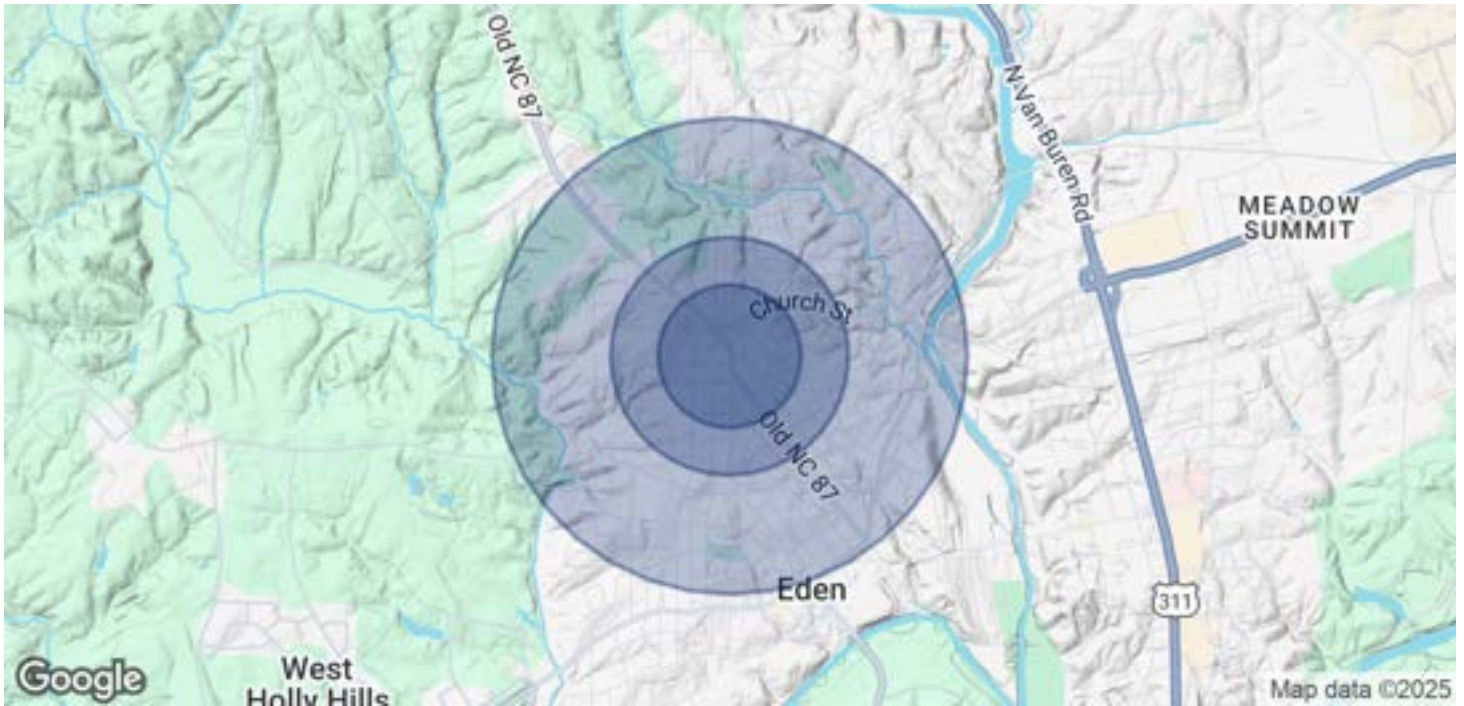


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DEMOGRAPHICS MAP

131 S Hamilton Street, Eden, NC 27288-4746



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	623	1,653	4,908
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	265	700	2,115
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$47,755	\$49,893	\$49,600
Average House Value	\$144,537	\$140,831	\$152,932

Demographics data derived from AlphaMap

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