



dba TA Travel Center



ACTUAL PHOTO

101 PLUMBERS RD, COLUMBIA, SC 29203

Marcus & Millichap



## PROPERTY PHOTO





### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this TravelCenters of America operated by LV Petroleum located at 99 Plumbers Rd, Columbia, SC. Columbia is the capital of South Carolina and the second most populous city in the state.

The subject property is strategically located on Interstate 20 with 101,336 vehicles per day. Interstate 20 is an east-west highway connecting Texas to South Carolina running through Dallas, Fort Worth, Shreveport, Jackson, Birmingham, Atlanta with many other interstates and spur routes feeding trucks across the Eastern part of country. Within a 10-mile radius of the property there are 33.8 million square feet of industrial property with a 5.1% vacancy rate and 37.8 million square feet of retail with a 4.3% vacancy rate.

The guarantor, LV Petroleum, will sign a 30-year absolute triple-net lease with 2 percent annual escalations including the four, 10-year rental option periods. The subject property is situated on 8.47 acres with a 14,247 square foot store. Amenities at this location include Dunkin, Taco Bell, 4 Diesel Fueling Lanes, 8 Gasoline Pumps, 78 Truck Parking Spaces, 7 Private Showers, Repair Shop with 2 full-service bays, Lounge/Game Area, Laundry, Travel Store and a CAT Scale.

LV Petroleum, the largest franchise operator within the TA system, has 60 operating truck stops throughout the country, 23 gas stations (NV/AZ) and a pipeline of 20+ additional truck stops of both ground up builds or through acquisition and rebrand. They are franchisees for Sbarro, Rally's, KFC, Einstein Bros Bagels, Krispy Krunchy Chicken, Del Taco, Dunkin, Charley's, Bojangles, Black Bear Diner and others. In addition to retail operations, LV Petroleum operates a wholesale fuel distribution company that supplies 76, Philips and Conoco branded gasoline as well as unbranded fuels which supplies over one million gallons a month.

TravelCenters of America is the largest publicly traded full-service truck stop and travel center company in the United States with 304 locations in 44 states. The company operates full-service centers, convenience stores, and restaurants under the TravelCenters of America, TA, Petro Stopping Centers, TA Express, GOASIS brands. In May 2023, BP Products North America Inc., a wholly owned indirect subsidiary of BP plc acquired the company.

### INVESTMENT HIGHLIGHTS

- 30 Year Absolute Net Lease | Zero Landlord Responsibilities
- 2% Annual Increases
- Four, 10-Year Options with 2% Annual Increases
- 14,247 Square Foot Store on 8.47 Acres
- Located Just Off Interstate 20 with 101,336 Vehicles per Day
- LV Petroleum Guarantee | 60+ TA Truck Stops | 4,300+ Employees
- Guarantor has a Robust Pipeline of 20+ Truck Stops
- Located Six Miles from Downtown Columbia
- Interstate 20 Connects to Many Interstates and Spur Routes
- Modern Travel Center with Dunkin, Taco Bell, 4 Diesel Fueling Lanes, 8 Gasoline Pumps, 78 Truck Parking Spaces, 7 Private Showers, Repair Shop with 2 full-service bays, Lounge/Game Area, Laundry, Travel Store and a CAT Scale
- Average Household Income of \$82,548 and a Population of 412,335 within a 10-Mile Radius
- 33.8 Million Square Feet of Industrial Properties within 10-Miles with 5.1% Vacancy
- 37.8 Million Square Feet of Retail Properties within 10-Miles with 4.3% Vacancy
- TravelCenters of America has 304 Facilities in 44 States

## THE OFFERING

**LV Petroleum dba TA Travel Center**  
**101 Plumbers Road**  
**Columbia, SC 29203**



### PROPERTY DETAILS

Lot Size 368,953 SF (8.47 Acres)  
 Rentable Square Feet 14,247 SF  
 Price/SF \$1,992.50  
 Year Built / Remodeled 1998 / 2025

### FINANCIAL OVERVIEW

List Price **\$28,387,096**  
 Down Payment 100% / \$28,387,096  
 Cap Rate 7.75%  
 Type of Ownership Fee Simple

### PROPERTY RENT DATA

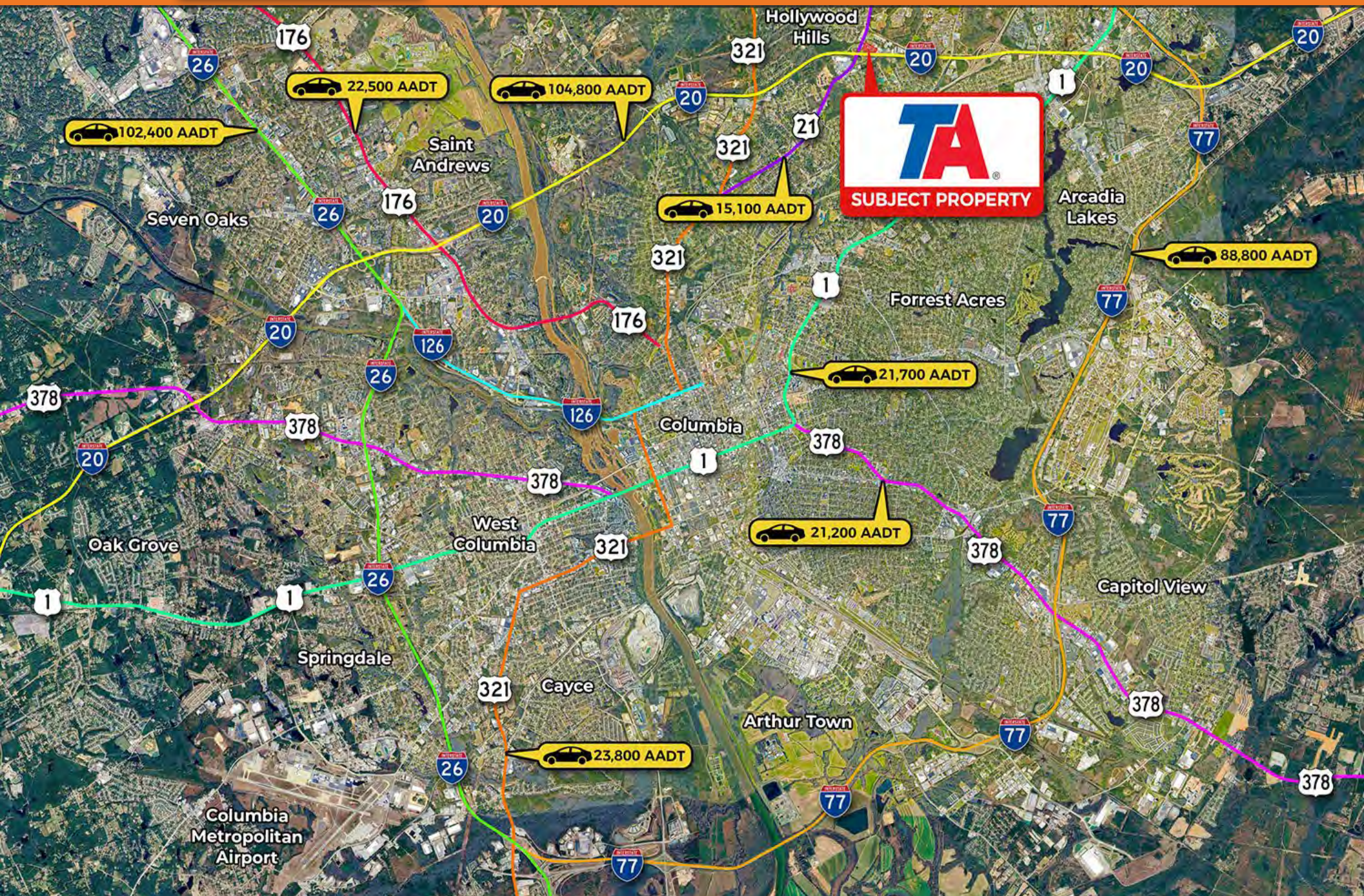
RENT INCREASES	MONTHLY RENT	ANNUAL RENT
10/03/2025 - 10/02/2026 (Current)	\$183,333	\$2,200,000
10/03/2026 - 10/02/2027	\$187,000	\$2,244,000
10/03/2027 - 10/02/2028	\$190,740	\$2,288,880
10/03/2028 - 10/02/2029	\$194,555	\$2,334,658
10/03/2029 - 10/02/2030	\$198,446	\$2,381,351
10/03/2030 - 10/02/2031	\$202,415	\$2,428,978
10/03/2031 - 10/02/2032	\$206,463	\$2,477,557
10/03/2032 - 10/02/2033	\$210,592	\$2,527,108
10/03/2033 - 10/02/2034	\$214,804	\$2,577,651
10/03/2034 - 10/02/2035	\$219,100	\$2,629,204
10/03/2035 - 10/02/2036	\$223,482	\$2,681,788
10/03/2036 - 10/02/2037	\$227,952	\$2,735,423
10/03/2037 - 10/02/2038	\$232,511	\$2,790,132
10/03/2038 - 10/02/2039	\$237,161	\$2,845,935
10/03/2039 - 10/02/2040	\$241,904	\$2,902,853
10/03/2040 - 10/02/2041	\$246,743	\$2,960,910
10/03/2041 - 10/02/2042	\$251,677	\$3,020,129
10/03/2042 - 10/02/2043	\$256,711	\$3,080,531
10/03/2043 - 10/02/2044	\$261,845	\$3,142,142
10/03/2044 - 10/02/2045	\$267,082	\$3,204,985
Base Rent (\$154.42 / SF)		\$2,200,000
Net Operating Income		\$2,200,000.00

**TOTAL ANNUAL RETURN CAP 7.75% \$2,200,000**

### LEASE ABSTRACT

Tenant Trade Name	TA Travel Center
Tenant	Franchise
Ownership	Private
Guarantor	LV Petroleum LLC
Lease Type	NNN
Lease Term	30 Years
Lease Commencement Date	10/03/2025
Rent Commencement Date	10/03/2025
Expiration Date of Base Term	10/02/2055
Increases	2% Annually
Options	Four 10-Year Options
Term Remaining on Lease	30 Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	N/A



















## PROPERTY PHOTOS





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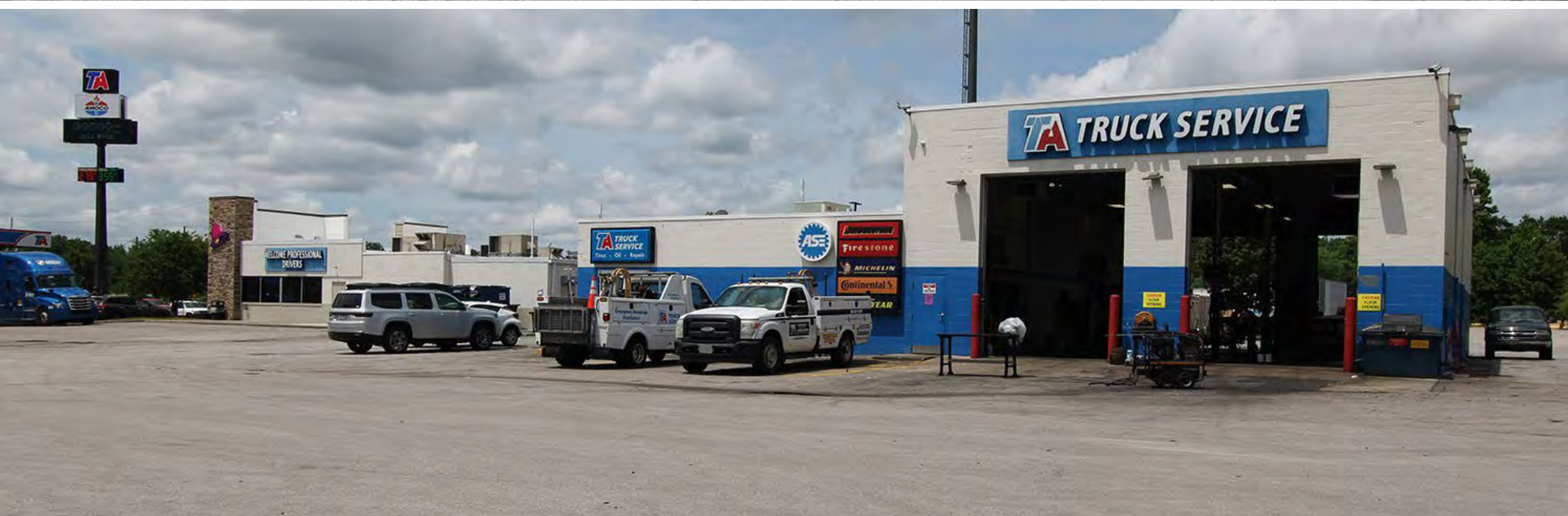


## PROPERTY PHOTOS



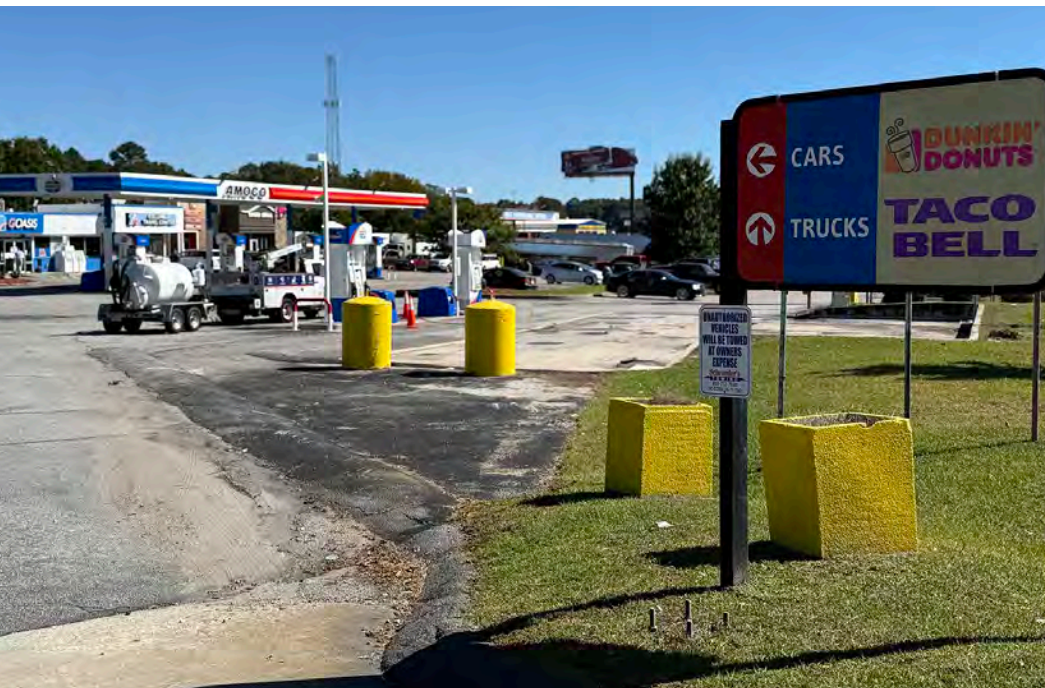


## PROPERTY PHOTOS





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LV Petroleum specializes in the development and operations of Travel Centers, Gas Stations & Convenience Stores around the nation. Over the course of 12 years, the company has used their expertise in identifying potential opportunities, revitalizing existing properties and expanding their presence in the market by successfully acquiring, rehabbing or developing more than 100 locations. LV Petroleum has been very successful starting out as the dynamic duo, Val & Guy, and now have over 4,300 employees, currently operating 60 Truck Stops and 23 Gas stations. LV Petroleum expects to have more than 80 locations in operation by the end of 2025.

In addition, LV Petroleum has a food service division, this division is operating under the entity LVP Food Service Concept, LLC. The division is managed by Jeanette Davis who is the VP of Food and Franchise Brands. They are currently Franchise partners with 20 food brands and continuing to grow.

Expanding on the duo's expertise, the pair also operate Nevada Fuel Distributors which is a wholesale fuel company that supplies 76, Phillips, Conoco, Sunoco and Gulf contracts as well as unbranded fuel. They currently supply over one million gallons per month to 103 different locations around the nation. Furthermore, LV Petroleum are also partners with Service Station & Compliance which is a contractor specializing in the installation of underground storage tank systems MPD's, forecourt canopies as well as ongoing testing & compliance.

LV Petroleum has 30+ new sites opening thru 2026.

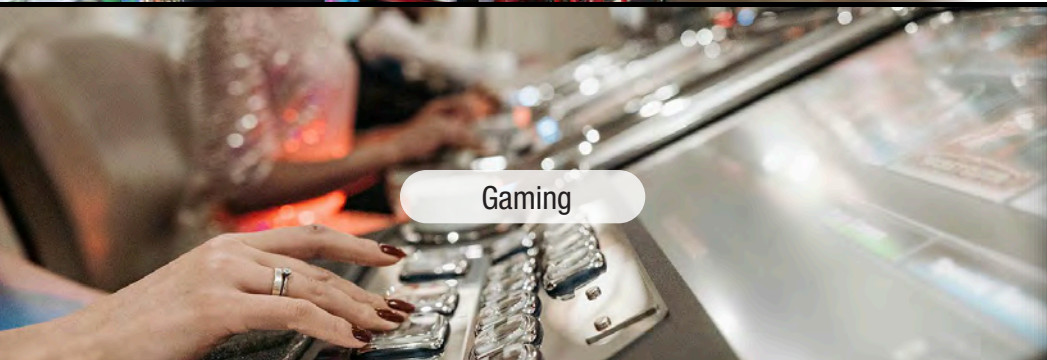
<https://lv-petroleum.com/>



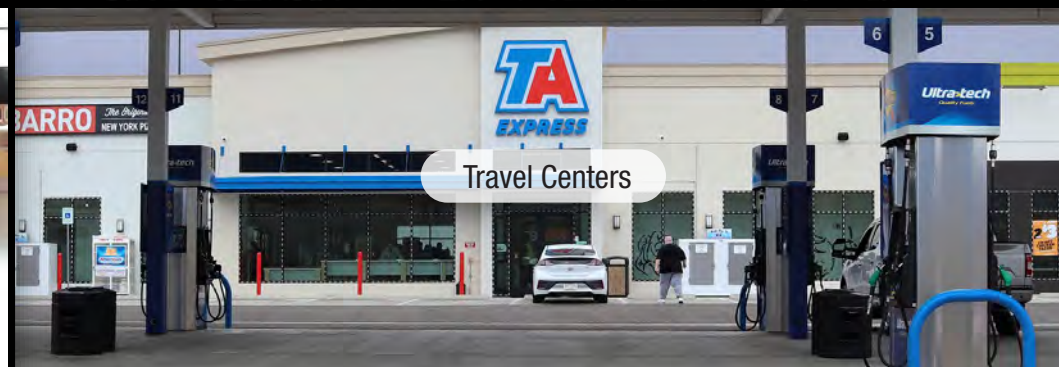
# PETROLEUM



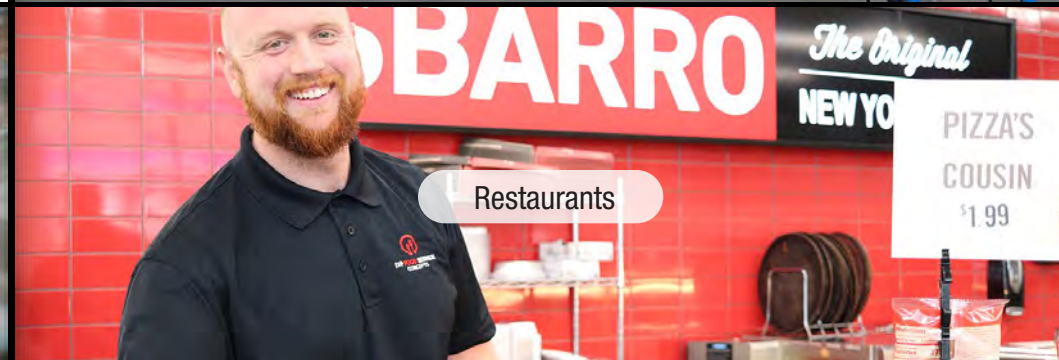
C-Stores



Gaming



Travel Centers



Restaurants





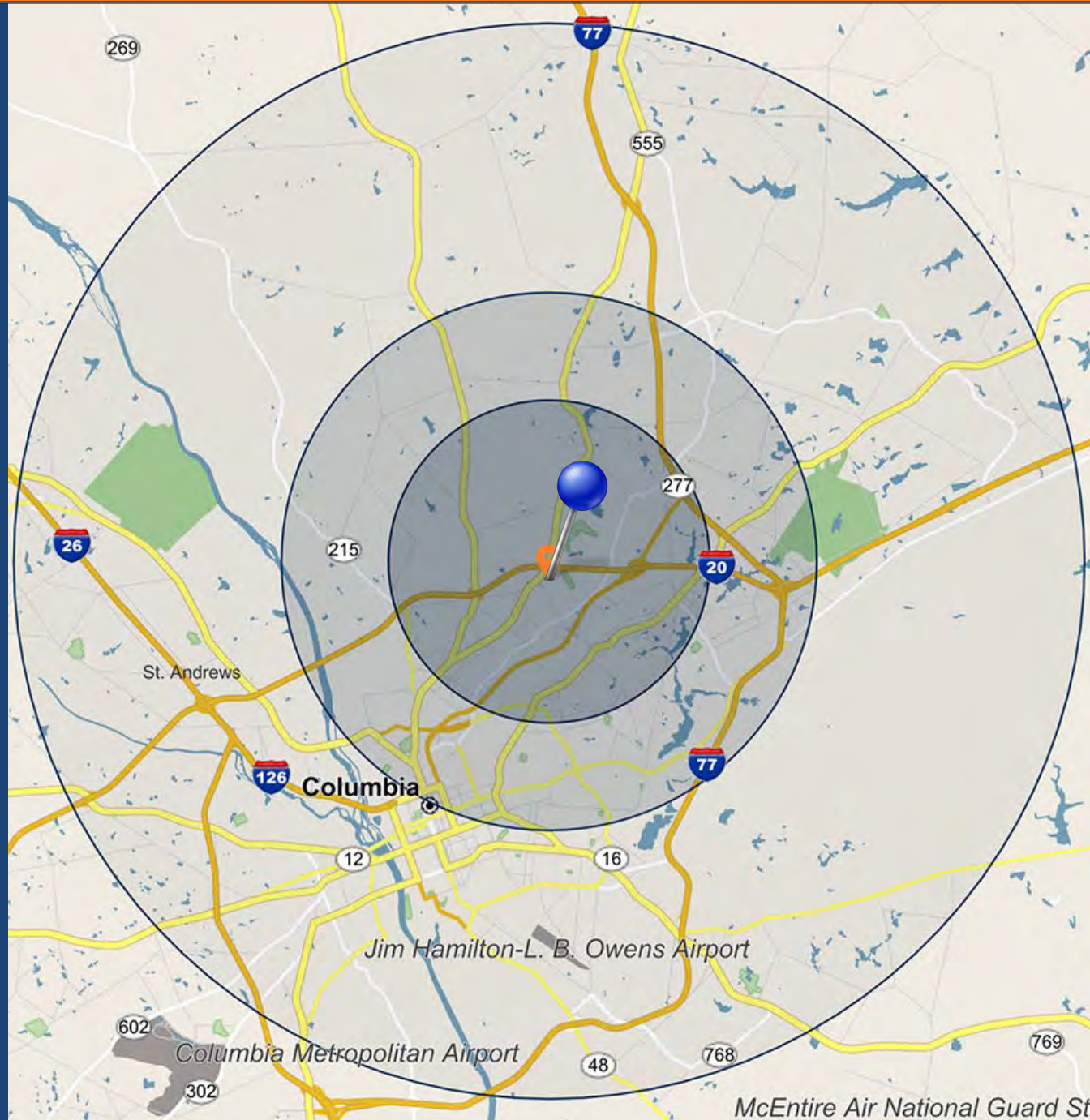
Founded in 1972 and headquartered in Westlake, Ohio, its nearly 19,000 team members serve guests in over 306 locations in 44 states, with a mission of returning every traveler to the road better than they came.

Name	TravelCenters of America
Founded	1972
HQ	Westlake, OH
Revenue	\$7.3 Billion (2021)
Number of Locations	± 306
Number of Employees	± 19,000 (2023)
Website	<a href="http://www.ta-petro.com">www.ta-petro.com</a>





POPULATION	3 Miles	5 Miles	10 Miles
<b>2029 Projection</b>			
Total Population	38,011	113,462	421,208
<b>2024 Estimate</b>			
Total Population	37,873	112,017	411,433
<b>2020 Census</b>			
Total Population	37,575	110,440	400,428
<b>2010 Census</b>			
Total Population	38,413	110,073	379,502
<b>Daytime Population</b>			
2024 Estimate	42,420	150,301	556,451
<b>HOUSEHOLDS</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2029 Projection</b>			
Total Households	16,272	49,824	176,934
<b>2024 Estimate</b>			
Total Households	16,013	48,717	171,555
Average (Mean) Household Size	2.2	2.2	2.2
<b>2020 Census</b>			
Total Households	15,657	47,194	164,171
<b>2010 Census</b>			
Total Households	15,224	44,551	147,558
<b>HOUSEHOLDS BY INCOME</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2024 Estimate</b>			
\$200,000 or More	3.0%	5.8%	6.3%
\$150,000-\$199,999	3.4%	4.8%	6.4%
\$100,000-\$149,999	9.2%	12.0%	14.1%
\$75,000-\$99,999	12.0%	12.1%	13.8%
\$50,000-\$74,999	16.8%	16.9%	17.6%
\$35,000-\$49,999	14.2%	13.1%	13.1%
\$25,000-\$34,999	10.9%	10.4%	8.8%
\$15,000-\$24,999	11.6%	9.7%	8.0%
Under \$15,000	19.0%	15.2%	11.8%
Average Household Income	\$60,490	\$73,843	\$82,572
Median Household Income	\$34,391	\$43,300	\$47,472
Per Capita Income	\$26,211	\$32,893	\$35,287





## GEOGRAPHY: 10 MILE



### POPULATION

In 2024, the population in your selected geography is 411,433. The population has changed by 8.41 percent since 2010. It is estimated that the population in your area will be 421,208 five years from now, which represents a change of 2.4 percent from the current year. The current population is 52.1 percent male and 47.9 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,309 people per square mile.



### HOUSEHOLDS

There are currently 171,555 households in your selected geography. The number of households has changed by 16.26 percent since 2010. It is estimated that the number of households in your area will be 176,934 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2024, the median household income for your selected geography is \$65,942, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 50.33 percent since 2010. It is estimated that the median household income in your area will be \$71,145 five years from now, which represents a change of 7.9 percent from the current year.

The current year per capita income in your area is \$35,287, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$82,572, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 204,665 people in your selected area were employed. The 2010 Census revealed that 66.7 percent of employees are in white-collar occupations in this geography, and 15.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



### HOUSING

The median housing value in your area was \$222,125 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 84,752.00 owner-occupied housing units and 62,811.00 renteroccupied housing units in your area.



### EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 37.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.6 percent in the selected area compared with the 19.7 percent in the U.S.



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