

ACTUAL PHOTO

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this 2,604 square foot Marathon Gas Station located at 1321 Wilson Rd. in Newberry, South Carolina. The property has an Absolute Triple Net Lease with no Landlord responsibilities and 18 years remaining on the lease. Newberry is a city in Newberry County, South Carolina in the central piedmont area of South Carolina with a population over 10,585. This property is conveniently located at the corner of Highway 76 and 34. The City of Newberry has a thriving local economy with manufacturing, agriculture, timber products, textiles and food processing. Major employers in Newberry include Kraft Heinz Foods, Newberry County School District, Newberry County Memorial Hospital and Georgia Pacific.

Numerous apartment complexes surround this Marathon Gas Station including Regency Woods Apartments with 40 Rented Units, Indian Land Apartments with 53 Rented Units, Brookside Manor with 42 Rented Units, Newberry Senior Housing and Oakland Mill Apartments.

Also nearby this Marathon Property is Piedmont Technical College with 5,315 enrolled students and Newberry College with 1,237 enrolled students.

Nearby tenants include McDonald's, Starbucks, Dunkin Donuts, Hardees, CVS, Popeye's and Pizza Hut.

Marathon Petroleum Company was founded in 1887 when small oil companies banded together to form The Ohio Oil Company which evolved into Marathon Petroleum. Today Marathon is a publicly traded company with 6,900 independently owned retail outlets and 1,100 direct dealer locations and the company is headquartered in Findlay, Ohio.

INVESTMENT HIGHLIGHTS


- 2,604 Square Foot Marathon Gas Station Located in Newberry, South Carolina (Population 10,585) Conveniently Located at The Corner of highway 76 and 34
- Major Employers in Newberry Include Kraft Heinz Foods, Newberry County School District, Georgia Pacific and Newberry County Memorial Hospital
- Numerous Apartment Complexes Surround this Marathon Property Including Regency Woods Apartments, Indian Land Apartments, Brookside Manor Apartments, Newberry Senior Housing and Oakland Mill Apartments
- Colleges and Universities Neaby this Marathon Property Include Piedmont Technical College with 5,315 Enrolled Students and Newberry College with 1,237 Enrolled Students
- Nearby Tenants Include McDonalds, Starbucks, Dunkin Donuts, Hardees, CVS, Popeye's and Pizza Hut
- Marathon Petroleum Company was Founded in 1887 and Today has 6,900 Independently Owned Retail Outlets and 1,100 Direct Dealer Locations and is Headquartered in Findlay, Ohio



THE OFFERING



Marathon
1321 Wilson Road
Newberry, South Carolina 29108



PROPERTY DETAILS

Lot Size	28,750 SF (0.66 Acres)
Rentable Square Feet	2,604 SF
Price/SF	\$311.78
Year Built	-

FINANCIAL OVERVIEW

List Price	\$811,871
Down Payment	100% / \$811,871
Cap Rate	7.00%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
08/18/2024 - 08/17/2025	\$4,736	\$56,831
08/18/2025 - 08/17/2026	\$4,878	\$58,536
08/18/2026 - 08/17/2027	\$5,024	\$60,292
08/18/2027 - 08/17/2028	\$5,175	\$62,101
08/18/2028 - 08/17/2029	\$5,330	\$63,964
08/18/2029 - 08/17/2030	\$5,490	\$65,883
08/18/2030 - 08/17/2031	\$5,655	\$67,859
08/18/2031 - 08/17/2032	\$5,825	\$69,895
08/18/2032 - 08/17/2033	\$5,999	\$71,992
08/18/2033 - 08/17/2034	\$6,179	\$74,152
08/18/2034 - 08/17/2035	\$6,365	\$76,376
08/18/2035 - 08/17/2036	\$6,556	\$78,667
08/18/2036 - 08/17/2037	\$6,752	\$81,027
08/18/2037 - 08/17/2038	\$6,955	\$83,458
08/18/2038 - 08/17/2039	\$7,163	\$85,962
08/18/2039 - 08/17/2040	\$7,378	\$88,541
Base Rent (\$21.82 / SF)		\$56,831
Net Operating Income		\$56,831.00
TOTAL ANNUAL RETURN	CAP 7.00%	\$56,831

LEASE ABSTRACT

Tenant Trade Name	Marathon
Tenant	S&D Oil Company
Ownership	Private
Guarantor	S&D Oil Company
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	08/18/2022
Rent Commencement Date	08/18/2022
Expiration Date of Base Term	08/17/2042
Increases	3% Annually
Options	Four 5-Year Options
Term Remaining on Lease	18 Years
Property Type	Net Leased Auto Service - Gas/Conv
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A











Marathon Petroleum Corporation (MPC) is a leading, integrated, downstream energy company headquartered in Findlay, Ohio. The company operates the nation's largest refining system. MPC's marketing system includes branded locations across the United States, including Marathon brand retail outlets.

MPC also owns the general partner and majority limited partner interest in MPLX LP, a midstream company that owns and operates gathering, processing, and fractionation assets, as well as crude oil and light product transportation and logistics infrastructure.



NAME	Marathon Petroleum Corporation
NYSE	MPC
HQ	Findlay, OH
FOUNDED	1887
NUMBER OF LOCATIONS	6,000+
NUMBER OF EMPLOYEES	18,200+
WEBSITE	www.marathonpetroleum.com

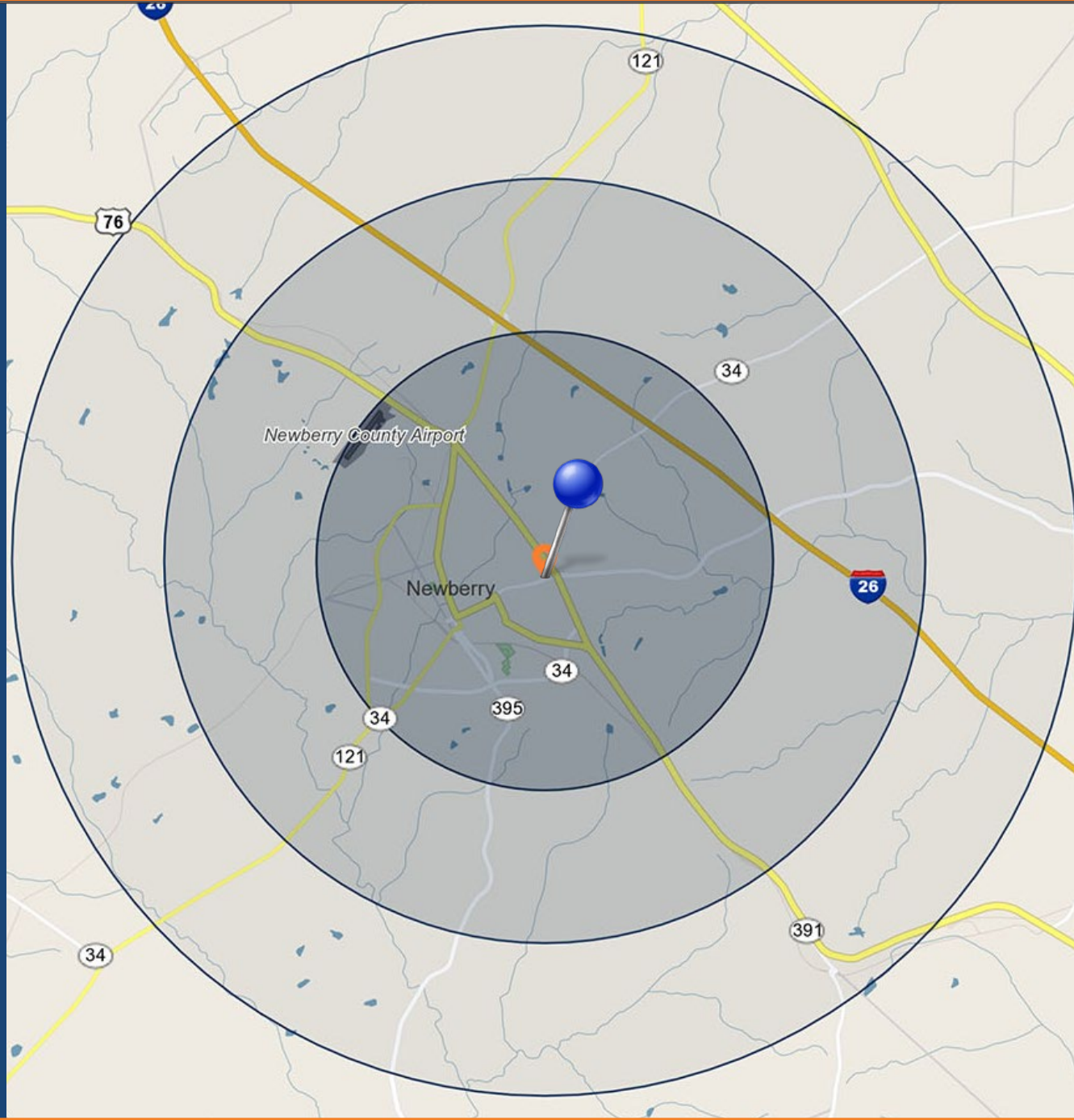


S&D OIL CO. INC.
NEVER BE LEFT IN THE COLD!

S&D Oil Company was established in 1956 and has served the Greater Woburn area since. They are a family owned business based in Woburn with four generations of experience.

“You can expect expert work done at the highest standards of customer service. As part of that customer service we work 24 hours a day, seven days a week and 365 days a year to create the most convenient service experience possible for our existing customers. Working around the clock means we are on your schedule and we are always available for your home heating emergencies.”

<https://sdoilcoinc.com/>



POPULATION	3 Miles	5 Miles	7 Miles
2028 Projection			
Total Population	14,958	18,103	22,021
2023 Estimate			
Total Population	14,494	17,606	21,494
2020 Census			
Total Population	14,098	17,178	20,991
2010 Census			
Total Population	14,149	17,278	21,185
Daytime Population			
2023 Estimate	20,628	23,678	27,514
HOUSEHOLDS	3 Miles	5 Miles	7 Miles
2028 Projection			
Total Households	5,728	6,899	8,382
2023 Estimate			
Total Households	5,487	6,636	8,098
Average (Mean) Household Size	2.4	2.4	2.5
2020 Census			
Total Households	5,326	6,463	7,910
2010 Census			
Total Households	5,347	6,484	7,911
HOUSEHOLDS BY INCOME	3 Miles	5 Miles	7 Miles
2023 Estimate			
\$200,000 or More	1.4%	1.5%	1.4%
\$150,000-\$199,999	4.8%	4.5%	4.3%
\$100,000-\$149,999	11.4%	12.0%	12.3%
\$75,000-\$99,999	9.5%	10.3%	10.9%
\$50,000-\$74,999	18.6%	19.1%	19.8%
\$35,000-\$49,999	11.6%	12.0%	12.3%
\$25,000-\$34,999	12.3%	12.1%	11.9%
\$15,000-\$24,999	13.1%	12.7%	12.5%
Under \$15,000	17.3%	15.8%	14.5%
Average Household Income	\$60,886	\$62,046	\$62,699
Median Household Income	\$43,720	\$45,933	\$48,125
Per Capita Income	\$24,082	\$24,249	\$24,336

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 17,759. The population has changed by 5.6 percent since 2000. It is estimated that the population in your area will be 17,979 five years from now, which represents a change of 1.2 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 36.5, compared with the U.S. average, which is 38.6. The population density in your area is 226 people per square mile.



HOUSEHOLDS

There are currently 6,536 households in your selected geography. The number of households has changed by 4.6 percent since 2000. It is estimated that the number of households in your area will be 6,642 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$44,748, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 49.7 percent since 2000. It is estimated that the median household income in your area will be \$53,733 five years from now, which represents a change of 20.1 percent from the current year.

The current year per capita income in your area is \$22,707, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$59,364, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 8,674 people in your selected area were employed. The 2000 Census revealed that 48.4 percent of employees are in white-collar occupations in this geography, and 51.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 16.1 minutes.



HOUSING

The median housing value in your area was \$129,319 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 4,175 owner-occupied housing units and 2,074 renter-occupied housing units in your area. The median rent at the time was \$307.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 8.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 13.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.1 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 31.8 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 17.2 percent in the selected area compared with the 20.4 percent in the U.S.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

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