



2701 OGEECHEE RD, SAVANNAH, GA, 31405

GAS STATION, CONVENIENCE STORE & LEASED TIRE SHOP

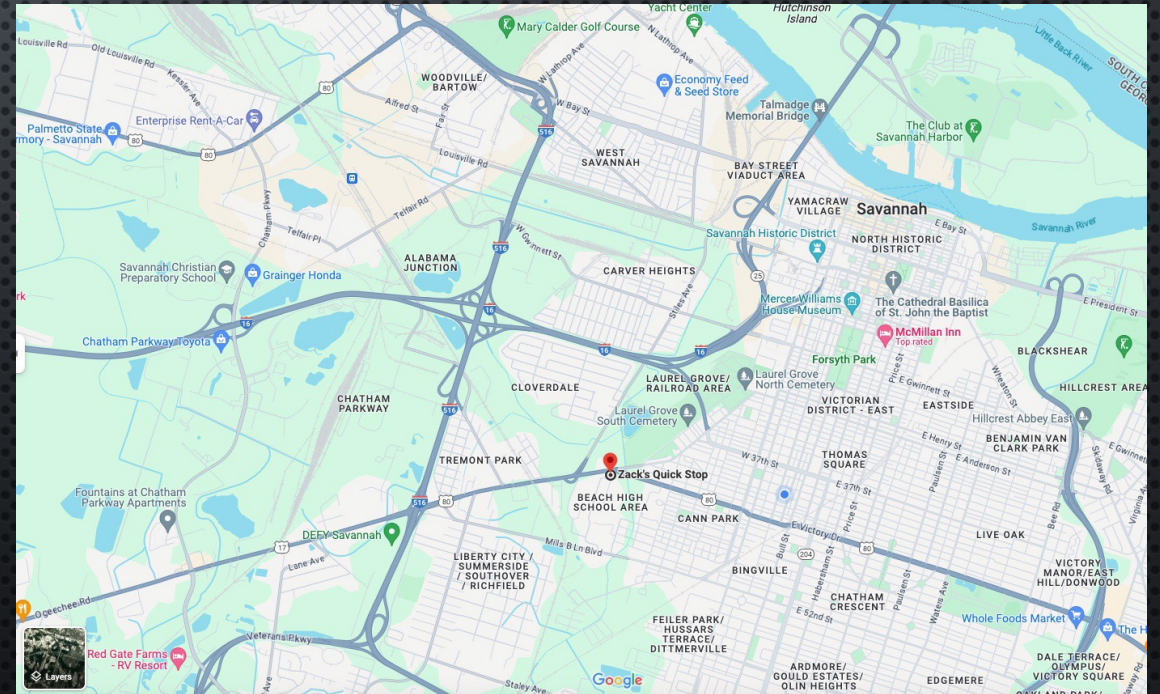
Strategic Savannah Gas Station Investment – A High-Performance Asset with Exceptional Growth Potential

- AT THE STRATEGIC CORNER OF OGEECHEE ROAD AND VICTORY DRIVE IN SAVANNAH, THIS PRIME GAS STATION STANDS AS THE SOLE PROVIDER FOR THREE-WAY TRAFFIC, BOASTING A DAILY FLOW OF 17,700 CARS AND PROXIMITY TO BUSTLING SHOPPING AREAS AND KEY INTERSTATES. THE PROPERTY SPANS A .56 ACRE LOT, FEATURING SIX PUMPS AND INCLUDING ALL NECESSARY FF&E, ENSURING A TURNKEY OPERATION BUILT IN 2016. WITH A STRONG FINANCIAL TRACK RECORD, THE STATION AVERAGES \$3.5M IN GROSS ANNUAL SALES AND YIELDS A NET PROFIT OF OVER \$761K FOR 2023. ON TOP OF THAT THE WAREHOUSE IN THE REAR OF THE BUILDING IS LEASED BY A TIRE SHOP BRINGING IN AN ADDITIONAL \$30K IN GROSS RENTS ANNUALLY. THIS INVESTMENT IS FURTHER SWEETENED BY AN 18% CAP RATE. IN ADDITION, THERE IS EXPANSION POTENTIAL IN THE REAR LOT FOR ADDITIONAL RETAIL OPTIONS.



IDEAL LOCATION: SAVANNAH'S GAS STATION HOTSPOT

Situated at the pivotal crossroads of Ogeechee Road and Victory Drive, this gas station claims a coveted spot in Savannah's landscape. It's the exclusive refueling point for a three-directional traffic flow, capturing an average daily traffic count of 17,700. Its proximity to shopping centers and immediate access to major interstates ensures a steady stream of local and passing trade. As Savannah experiences remarkable growth, the location of this property becomes increasingly valuable, positioned to capitalize on the city's upward trajectory and the surrounding area's commercial and residential expansion. This is a high-visibility investment that promises growth, accessibility, and sustained customer influx.



ROBUST FINANCIALS: A HIGH-PROFIT, LOW-MAINTENANCE INVESTMENT

	2022	2023
Annual Gross Sales	\$3,519,037.25	\$3,401,165.67
Operating Expenses	(\$3,009,609.86)	(\$2,814,814.20)
Seller Discretionary Spending	\$240,260.00	\$174,810.00
Business Net Profit	\$749,687.39	\$761,161.47
Tire Shop Lease	\$30,000.00	\$30,000.00
Insurance Expense	(\$8,400.00)	(\$8,400.00)
Property Taxes	(\$5,794.27)	(\$6,721.00)
NOI	\$765,493.21	\$776,040.47
Cap Rate	18.23%	18.48%

This gas station is a financial powerhouse, with a strong performance history including \$3.5M in average gross annual sales. The financial efficiency of the station is highlighted by a net profit of \$761k for 2023, paired with a significant net profit margin of 22%. Adding to the financial appeal of this gas station is a lucrative tire shop situated at the rear of the property. Currently leased for \$30,000 per year, this adds a steady, passive income stream to the overall investment. With two years remaining on the lease, this arrangement offers immediate and guaranteed revenue, enhancing the property's overall profitability. This feature not only diversifies the income sources but also draws additional clientele to the premises, boosting the gas station's visibility and customer base. The inclusion of the tire shop lease is a testament to the property's versatile potential and its capacity to generate multiple revenue streams. Offered at a competitive 18% cap rate, the financials paint a picture of a solid, income-generating asset. It's a remarkable opportunity to take over a profitable turnkey operation with a clear path to revenue generation, positioned in a thriving economic area ripe for continued growth.

Fully-Equipped and Modern Gas Station – Designed for Optimal Operation

This modern gas station, constructed in 2016, is presented on a well-appointed .56 acre lot, featuring a suite of six high-efficiency pumps ready to serve a high volume of customers. Included in the sale are all fixtures, furniture, and equipment, making it a fully-equipped operation from day one. The design caters to both functionality and customer convenience, ensuring a streamlined experience for patrons and effortless management for the owner. The property's recent construction underscores its contemporary appeal and minimizes immediate maintenance concerns, allowing the new owner to focus on leveraging the business's established momentum and reputation in the thriving Savannah market.



Added Value Features – Beyond Fueling

This gas station extends its value proposition beyond the pumps with several noteworthy features. A loyal customer base stands as testament to the business's exceptional service and community standing, while the absence of a COAM presents a significant opportunity for new revenue streams. The property includes additional space at the rear, perfect for retail expansion, food trucks, or other innovative uses to boost income. Moreover, with no immediate competition, this business enjoys a unique market position. These features represent not just a transaction but a long-term growth opportunity in the heart of Savannah's economic development.



SAVANNAH IS ON THE RISE – CAPTURE AN EMERGING MARKET

SAVANNAH, GEORGIA, HAS EMERGED AS A THRIVING HUB OF ECONOMIC GROWTH AND DEVELOPMENT, MAKING IT AN ENTICING PROSPECT FOR COMMERCIAL BUYERS SEEKING PROMISING OPPORTUNITIES. THE CITY HAS EXPERIENCED SIGNIFICANT GROWTH ACROSS VARIOUS SECTORS, ESTABLISHING ITSELF AS A PRIME DESTINATION FOR INVESTMENT.

TOURISM HAS PLAYED A PIVOTAL ROLE IN SAVANNAH'S ECONOMIC BOOM, WITH THE CITY'S HISTORIC CHARM AND VIBRANT CULTURAL SCENE ATTRACTING VISITORS FROM AROUND THE WORLD. THIS INFUX OF TOURISTS HAS NOT ONLY CONTRIBUTED TO THE LOCAL ECONOMY BUT HAS ALSO SPURRED GROWTH IN THE HOSPITALITY AND SERVICE INDUSTRIES.

THE RECENT ESTABLISHMENT OF HYUNDAI'S PRESENCE IN SAVANNAH HAS FURTHER ELEVATED THE CITY'S PROFILE. THE AUTOMOTIVE GIANT'S INVESTMENT HAS NOT ONLY CREATED JOB OPPORTUNITIES BUT HAS ALSO BROUGHT ABOUT A POSITIVE RIPPLE EFFECT ON THE LOCAL ECONOMY. ADDITIONALLY, THE THRIVING PORT IN SAVANNAH SERVES AS A CRUCIAL GATEWAY FOR INTERNATIONAL TRADE, ENHANCING THE CITY'S STRATEGIC SIGNIFICANCE IN THE BUSINESS LANDSCAPE.

SAVANNAH IS CURRENTLY EXPERIENCING AN INDUSTRIAL BOOM, WITH A NOTABLE UPTICK IN INDUSTRIAL DEVELOPMENT PROJECTS. THIS SURGE IN INDUSTRIAL ACTIVITY IS A TESTAMENT TO THE CITY'S APPEAL AS A FAVORABLE LOCATION FOR BUSINESSES SEEKING TO CAPITALIZE ON THE GROWING MARKET DEMANDS. THE MANUFACTURING SECTOR, IN PARTICULAR, IS POISED FOR A LOOMING BOOM, PRESENTING A GOLDEN OPPORTUNITY FOR COMMERCIAL BUYERS TO INVEST IN THIS UPWARD TRAJECTORY.

AS THE INDUSTRIAL LANDSCAPE FLOURISHES, THE HOUSING MARKET IS ANTICIPATED TO FOLLOW SUIT. WITH THE MANUFACTURING BOOM ON THE HORIZON, THE DEMAND FOR HOUSING IS EXPECTED TO SURGE, PRESENTING A PROMISING PROSPECT FOR THOSE LOOKING TO INVEST IN REAL ESTATE. THE CITY'S EXPANSION ACROSS VARIOUS SECTORS, COUPLED WITH ITS STRATEGIC LOCATION AND ECONOMIC VIBRANCY, MAKES SAVANNAH, GEORGIA, A COMPELLING DESTINATION FOR COMMERCIAL BUYERS KEEN ON SEIZING THE OPPORTUNITIES PRESENTED BY ITS RECENT GROWTH



Secure Your Stake in Savannah's Prosperous Future

In summary, this premier gas station offers a comprehensive package of location, features, financial stability, and expansive opportunities in one of the most promising markets in Savannah. As the city continues to grow, the strategic significance of this investment cannot be overstated. It is a chance to own a piece of Savannah's thriving commercial landscape, with a business poised for success and expansion. We invite you to act now and capitalize on this rare offering.



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Don't miss out on the opportunity to make a strategic investment in a city on the rise.