

SALE

710 WEST ELM ST & 7481 HIGHWAY 15

710 West Elm St & 7481 Highway 15 || Rockmart & White Plains, GA 30153 & 30678



SALE PRICE

\$3,300,000

Ben Clemons

Commercial Broker

O: (678) 320-4800 | C: (202) 359-9876

ben.clemons@cbcmetrobroskers.com

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PROPERTY DESCRIPTION

710 West Elm St

The property is currently operating under a Marathon Brand Agreement, which remains valid for another six years. A tenant is in place, paying \$6,000 per month in lease rent, and is responsible for all utility costs. Monthly fuel sales average 35,000 gallons, with a gas commission of \$0.05 per gallon, generating approximately \$1,750 in monthly revenue.

The fuel infrastructure includes two underground tanks, each with an 8,000-gallon capacity. While the installation date of the tanks is unknown, maintenance is fully managed by CTE, based in Newnan, GA.

The convenience store generates strong performance, with inside sales of \$50,000 gross per month at a 30% margin, resulting in \$15,000 in net revenue. Additional income includes \$600 from ATM commissions, \$3,000 from lottery sales (based on \$50,000 in gross sales), and \$20,000 from COAM/gaming commissions (based on \$140,000 in gross gaming revenue).

Monthly operating expenses total approximately \$9,050, which includes power (\$1,500), water (\$100), trash (\$200), internet (\$200), payroll (\$6,700), and insurance (\$350).

Institutional Financing available if needed (Ask Ben Clemons about qualifying)

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7481 HIGHWAY 15

White Plains, GA 30678



PROPERTY HIGHLIGHTS

- 7481 Highway 15s
- The property operates under a United (unbranded) fuel supply agreement, which is valid for another six years. Current monthly fuel sales average 15,000 gallons, generating approximately \$1,500 in fuel commission based on a \$0.10 per gallon margin.
- The site is equipped with two underground tanks, each with a 7,500-gallon capacity. While the installation date is unknown, tank maintenance is fully managed by CTE in Newnan, GA. The convenience store produces strong revenue, with inside grocery sales of \$30,000 monthly at a 30% margin, yielding \$9,000 net. Additional monthly income includes \$450 from ATM commissions, \$2,000 from lottery sales (based on \$30,000 gross), and \$6,000 from COAM/game commissions (based on \$60,000 in gross gaming revenue), for a total monthly net income of approximately \$18,950.
- Operating expenses total \$5,520 per month, consisting of power (\$800), water (\$70), trash (\$200), internet (\$200), payroll (\$3,600), and insurance (\$350).
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BEN CLEMONS

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Direct: (678) 320-4800 | Cell: (202) 359-9876

GA #432587

PROFESSIONAL BACKGROUND

Commercial Real Estate Services & Project Management Professional and United States Navy Veteran with over 20 years of Project/ Program Management & Commercial Real Estate Services experience.

Successful past performance includes Commercial Real Estate Brokering to individuals and businesses involved in buying, selling, leasing, and managing commercial properties. These services are designed to help clients navigate the complexities of the commercial real estate market to achieve their investment or occupancy goals.

Project/ Program Management Services including analysis, process engineering, requirements management across multiple organizations, implementation of detailed specifications, and providing continuous team leadership. Excellent communication skills, coordinating cross-functional teams in fast-paced environments, and completing objectives within critical deadlines.

Metro Brokers

5775 Glenridge Drive Building D, Suite 200

Atlanta, GA 30328

678.320.4800

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