



**FOR SALE
FOR LEASE**

GAS STATION & CONVENIENCE STORE
5 LANE ST
YEMASSEE, SC 29945

5 LANE STREET

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\$1,494,550.00 / \$23.00 PER SQ. FT.

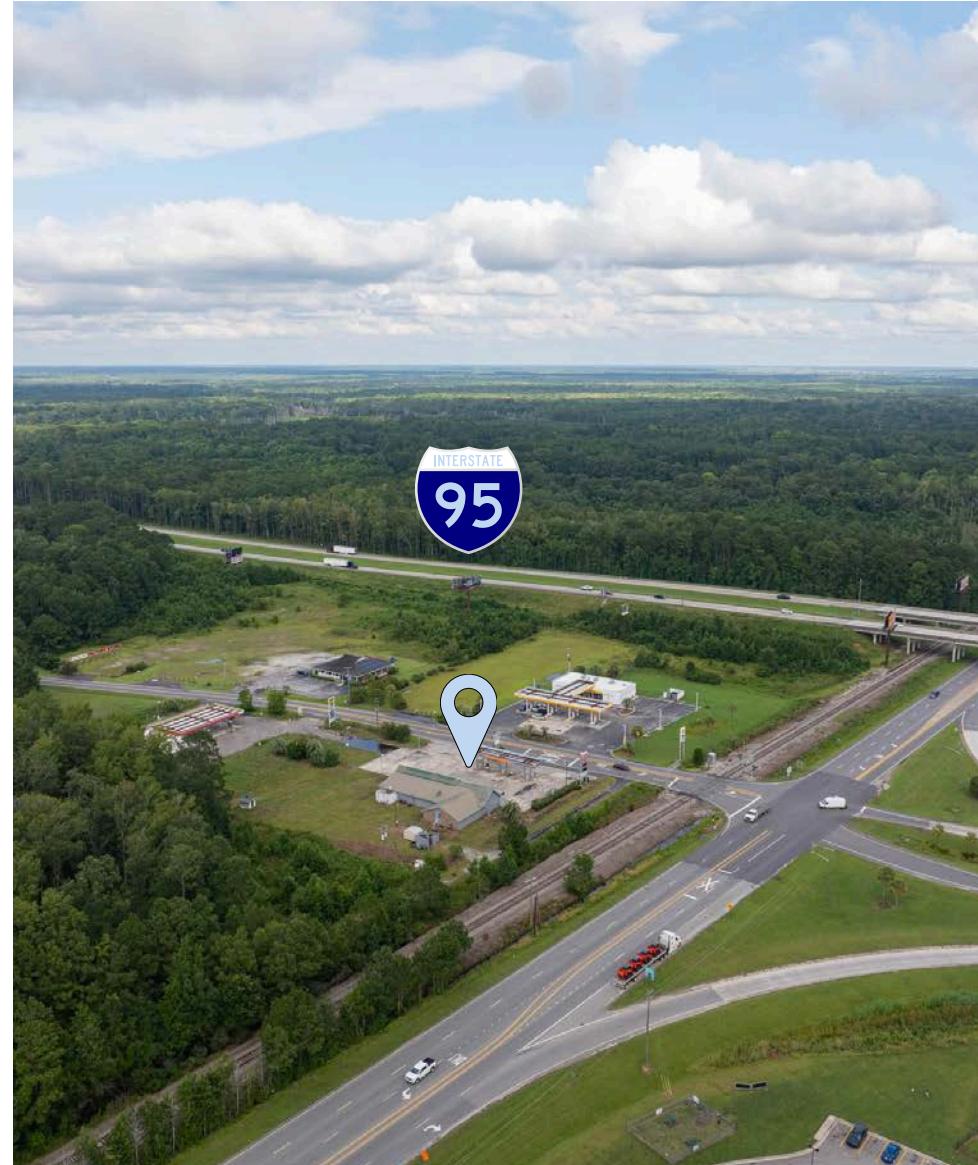
Convenience Store and Gas Station for Sale or Lease – Move-In Ready

This exceptionally located property is available for sale on Exit 38 of I-95 in Yemassee, SC. With high visibility, easy access, and a steady flow of interstate traffic, this location is ideal for capturing both local and transient traffic. Whether you are seeking to expand a retail portfolio, establish a flagship location, or enter a thriving business, 5 Lane Street offers the visibility and versatility your venture needs.

One of the property's most compelling attributes is its strategic location. Exit 38 of Interstate 95 is a major ingress and egress point for travelers heading north or south along the East Coast, as well as for the local Yemassee population. The property enjoys easy access from the interstate and benefits from substantial daily vehicular traffic. The immediate area is a well-known stopover point for tourists, commuters, and long-haul drivers, ensuring a steady stream of potential customers year-round.

The lot allows for easy road access, accommodating cars, trucks, and larger vehicles such as RVs and delivery vans. Clear signage and prominent placement make this property stand out to passing motorists.

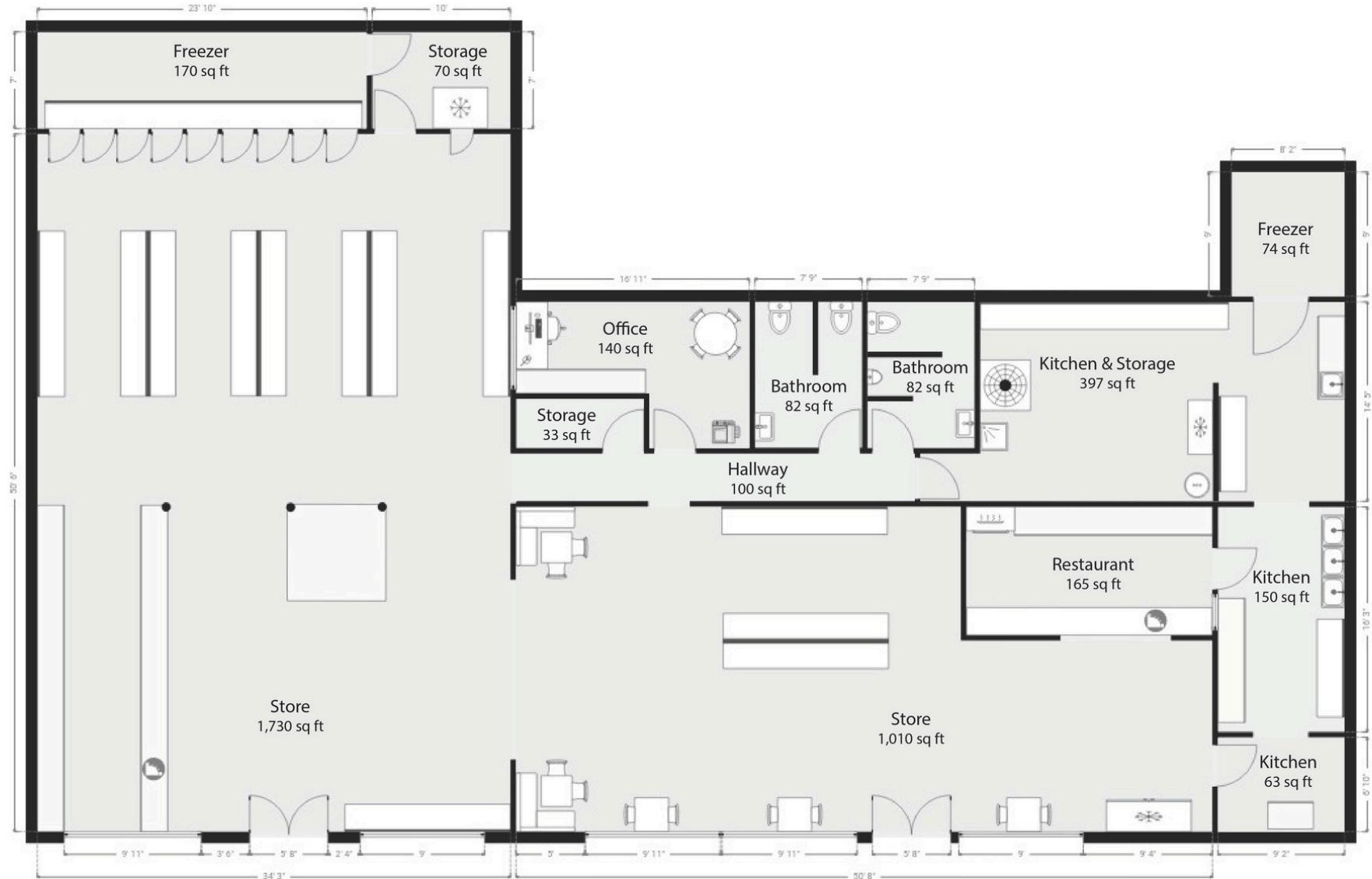
The convenience store has a generous 5,413 square feet, offering expansive interior space that is flexible for a variety of retail configurations. The open floor plan allows for creative merchandising and the ability to tailor the space to your specific business needs, including food and beverage services.







FLOOR PLAN



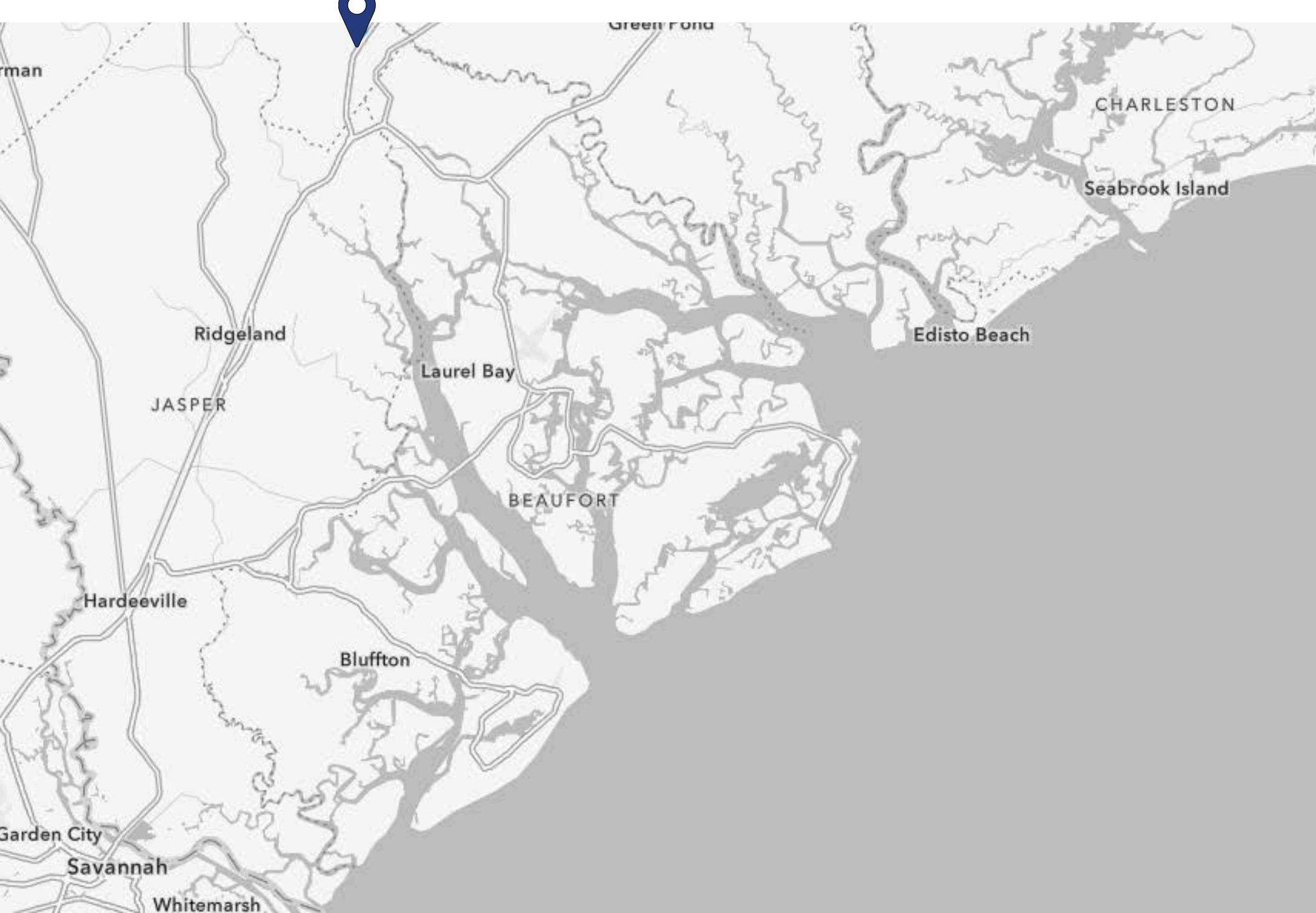
MARKET AREA



LOCATION

- Interstate 95 (I-95) is the main north-south Interstate Highway on the East Coast of the United States
- Located off exit 38 on the western side of I-95 southbound
- Daily Traffic Count of 41,992
- Metro areas in this interstate segment: Charleston (SC), Hilton Head (SC), Savannah (GA)

LOCATION



CONTACT



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