

9315 RHODY DRIVE

CHIMACUM, WA 98325



- The property sits along Rhody Drive, also known as State Route 19, just a minute east from Chimacum High School
- The site/business provides an investor/operator with a gas station, C-Store, feed, lawn and garden, and pet supply store, providing Chimacum community with an essential hub of retail required on a daily basis
- The opportunity boasts strong fuel and C-Store revenues and an exceptionally high gross profit margin highlighting the opportunity and the need in this small rural community
- Chimacum is located in the center of the primary agricultural area of the eastern Olympic Peninsula

Branding is not included in the sale. Cenex branding is subject to CHS Inc. approval and entering in a branding agreement.

PROPERTY OVERVIEW



PROPERTY ADDRESS
9315 Rhody Drive,
Chimacum, WA 98325



PARCEL NUMBERS
901142036



PARCEL SIZE
0.42 Acres / 18,200 SF



BUILDING SIZE
6,400 SF



ATM
No, but could be a potential
revenue opportunity



ESPRESSO
No, possibility to add an espresso
stand on the lot



DESCRIPTION OF EXISTING BUSINESS

- Fuel Types: unleaded gas, premium, diesel, possibly ethanol-free premium fuels
- Propane Services: Propane filling/delivery
- Kerosene: Yes
- Supplied: Pet supplies/animal feed products, garden supplies, hardware, agricultural, and farm products
- 24 Hour Fuel
- Store Hours:
Monday - Friday: 8:00 AM - 6:00 PM
Saturday: 8:00 AM - 5:00 PM
Sunday: Closed



ASKING PRICE
\$3,700,000



AVG GASOLINE VOLUME/MONTH
50,726 Gallons/Month



FUEL MARGIN
15% - \$0.68/Gallon



AVERAGE C-STORE SALES/MONTH
\$144,796.50

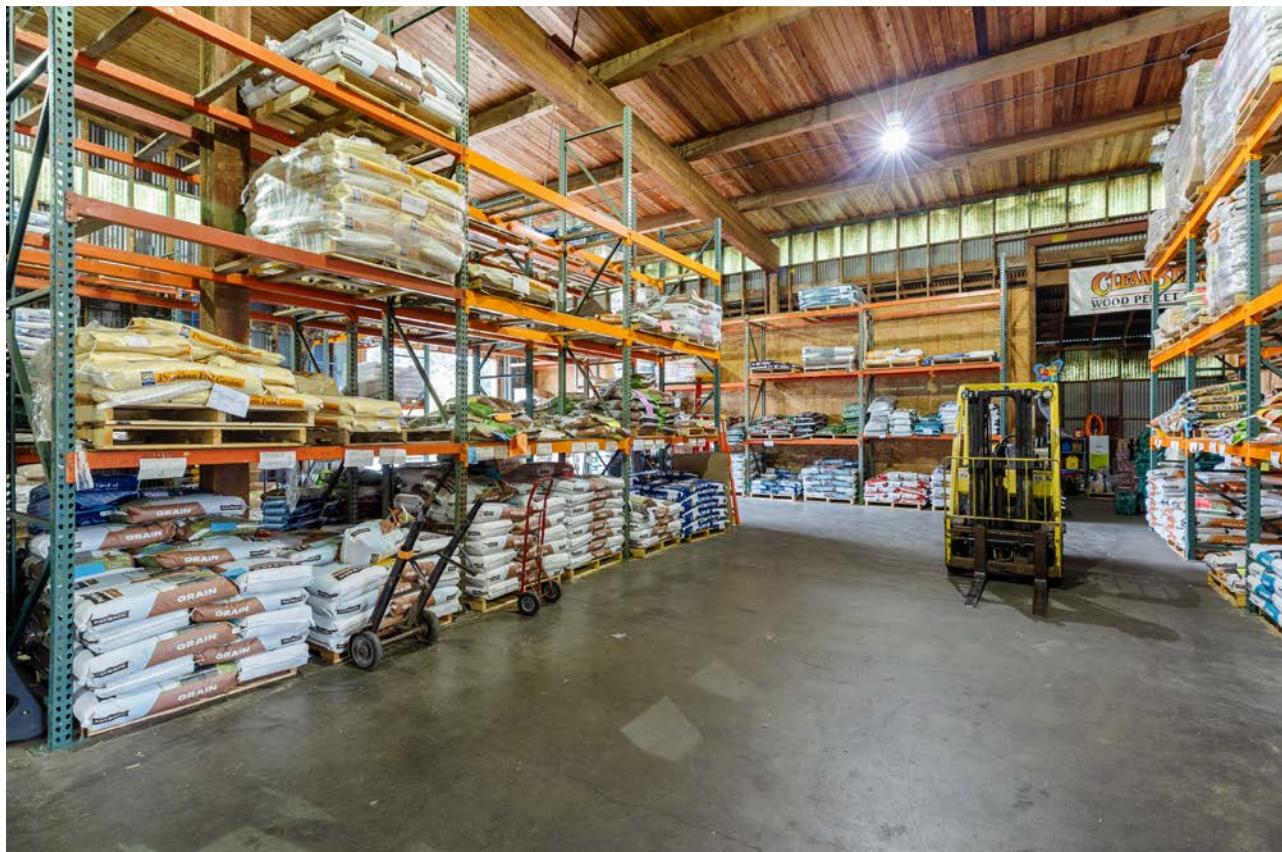


C-STORE/FEED STORE MARGIN
29.95%



ANNUAL GROSS PROFIT (2024)
\$923,053

PROPERTY PHOTOS



AERIAL

19

RHODY DRIVE

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18,200 SF



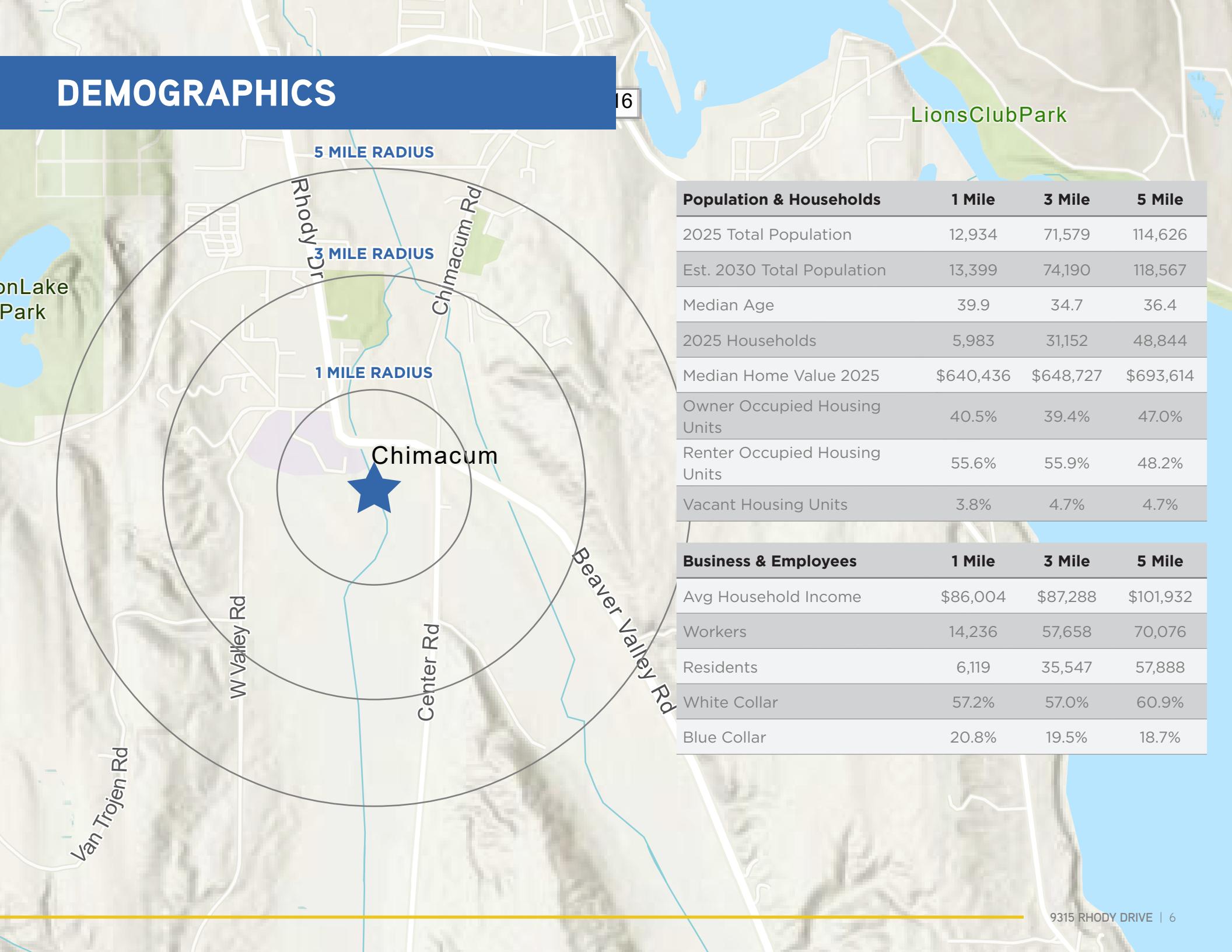
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19

LOCATION OVERVIEW



DEMOGRAPHICS



DRIVE TIMES & POPULATION

9315 Rhody Drive,
Chimacum

Drivetimes

10 Minutes

30 Minutes

60 Minutes

2025 Population Density

Less than 500

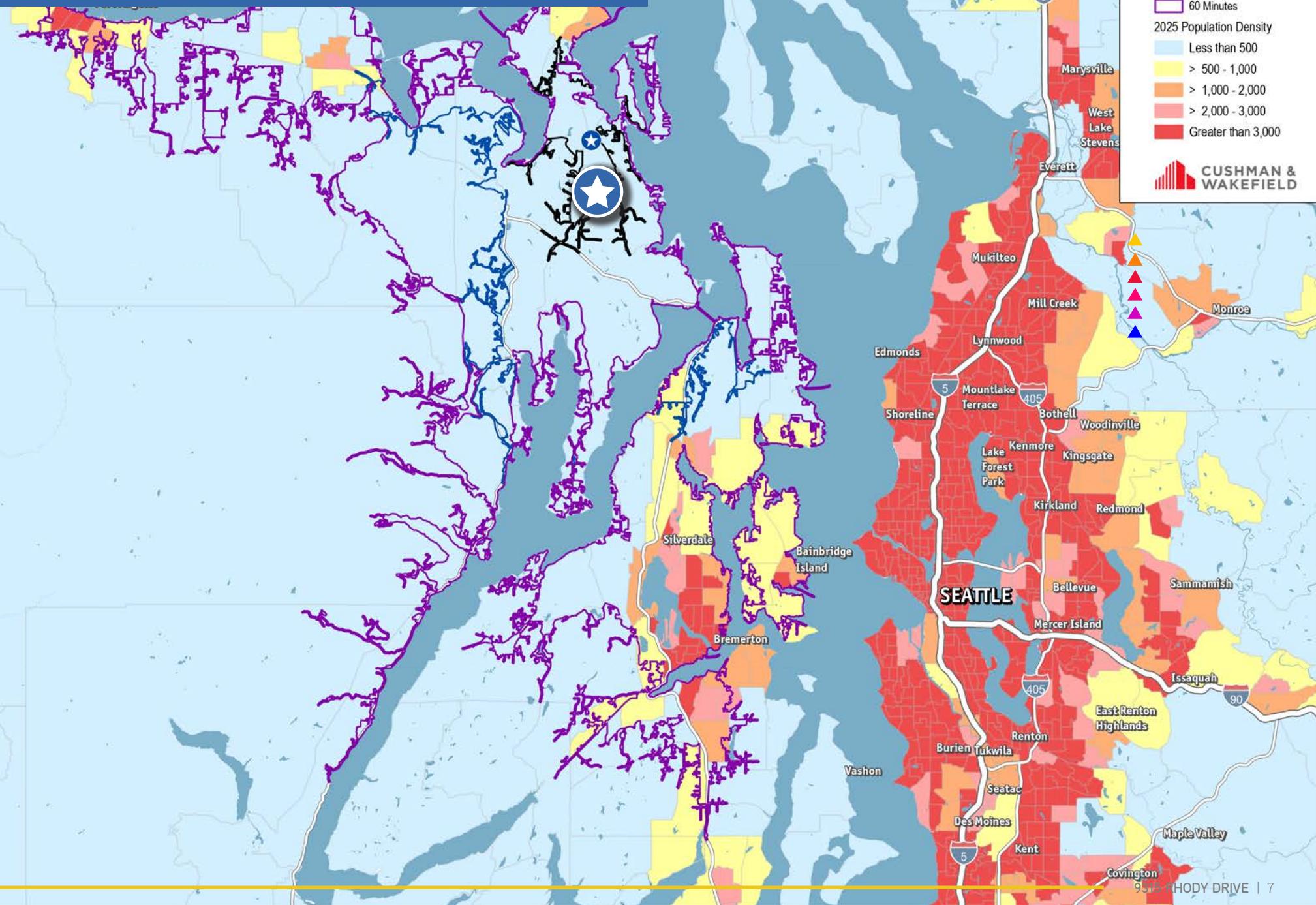
> 500 - 1,000

> 1,000 - 2,000

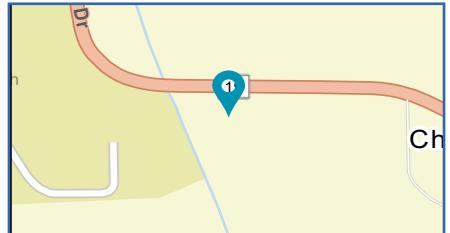
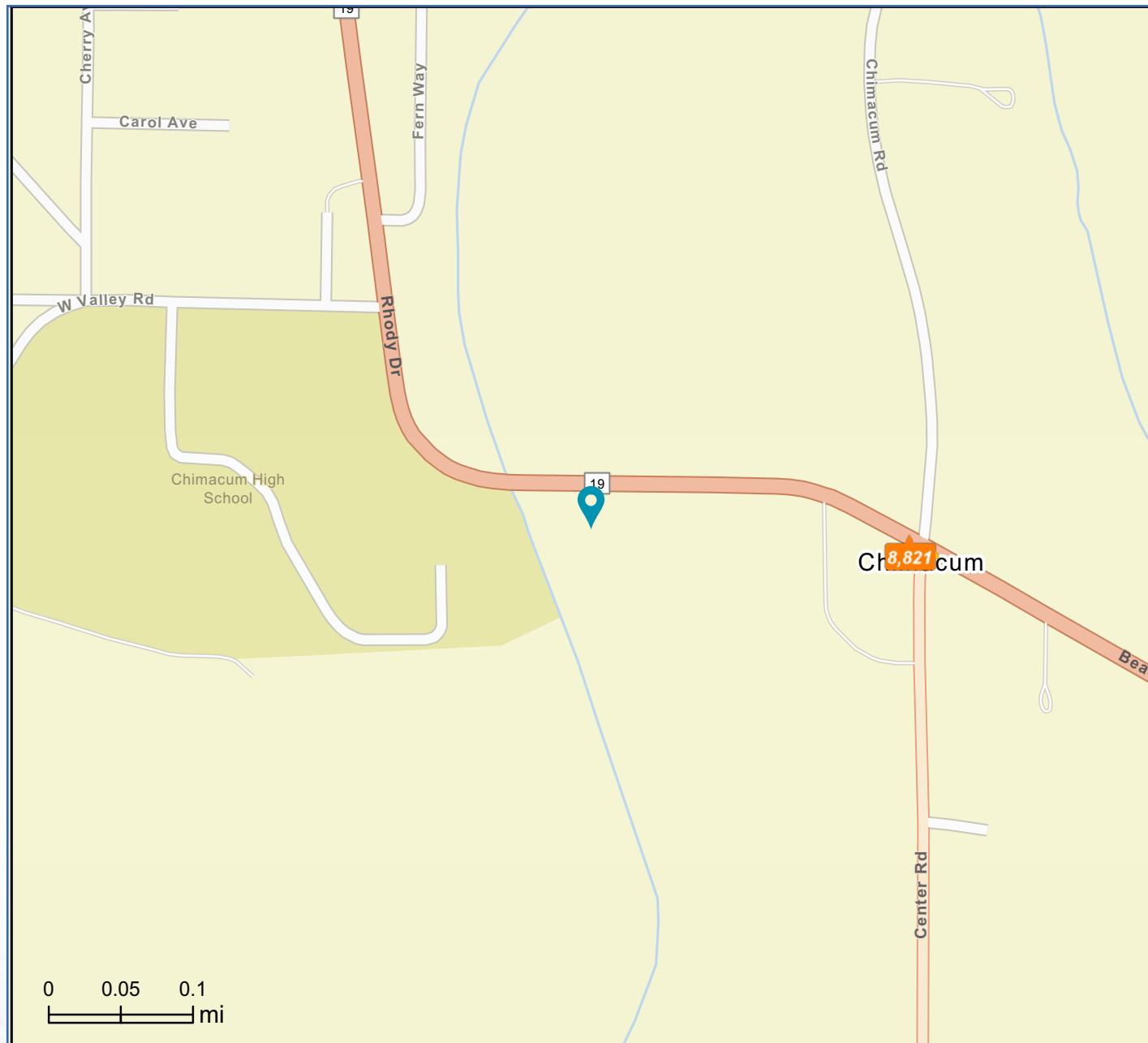
> 2,000 - 3,000

Greater than 3,000

CUSHMAN & WAKEFIELD

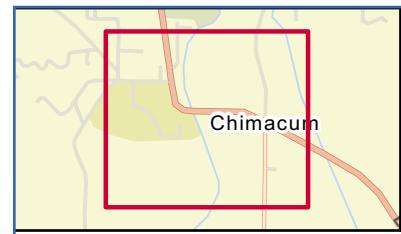


TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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