

# 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**

**9315 RHODY DRIVE  
PARCEL #: 901142036  
PARCEL SIZE: 0.42 ACRES/  
18,200 SF**

**N**

19





# LOCATION OVERVIEW

19

ANDERSON LAKE RD



9315 RHODY DRIVE  
CHIMACUM, WA 98325



CHIMACUM



19

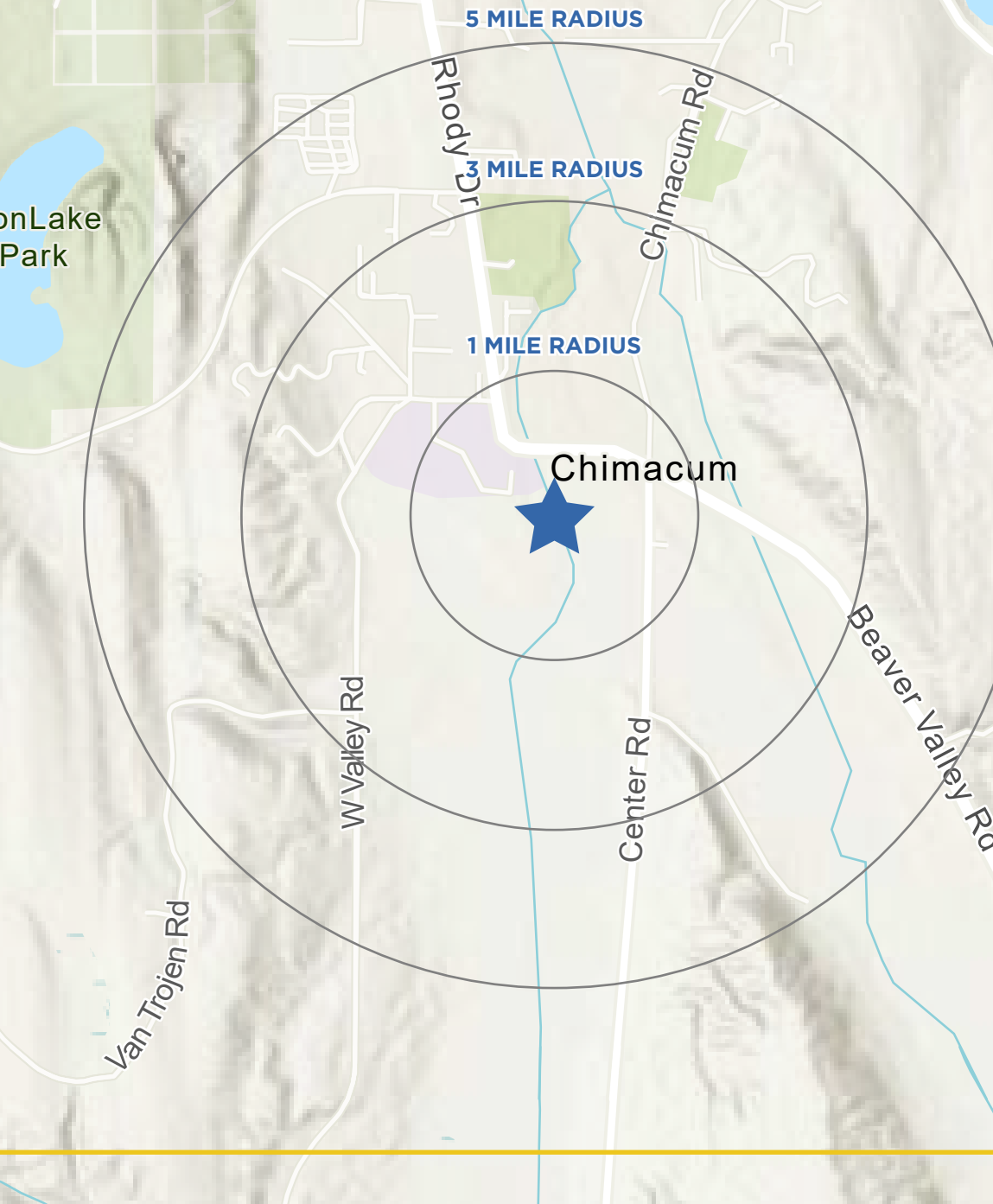




# DEMOGRAPHICS

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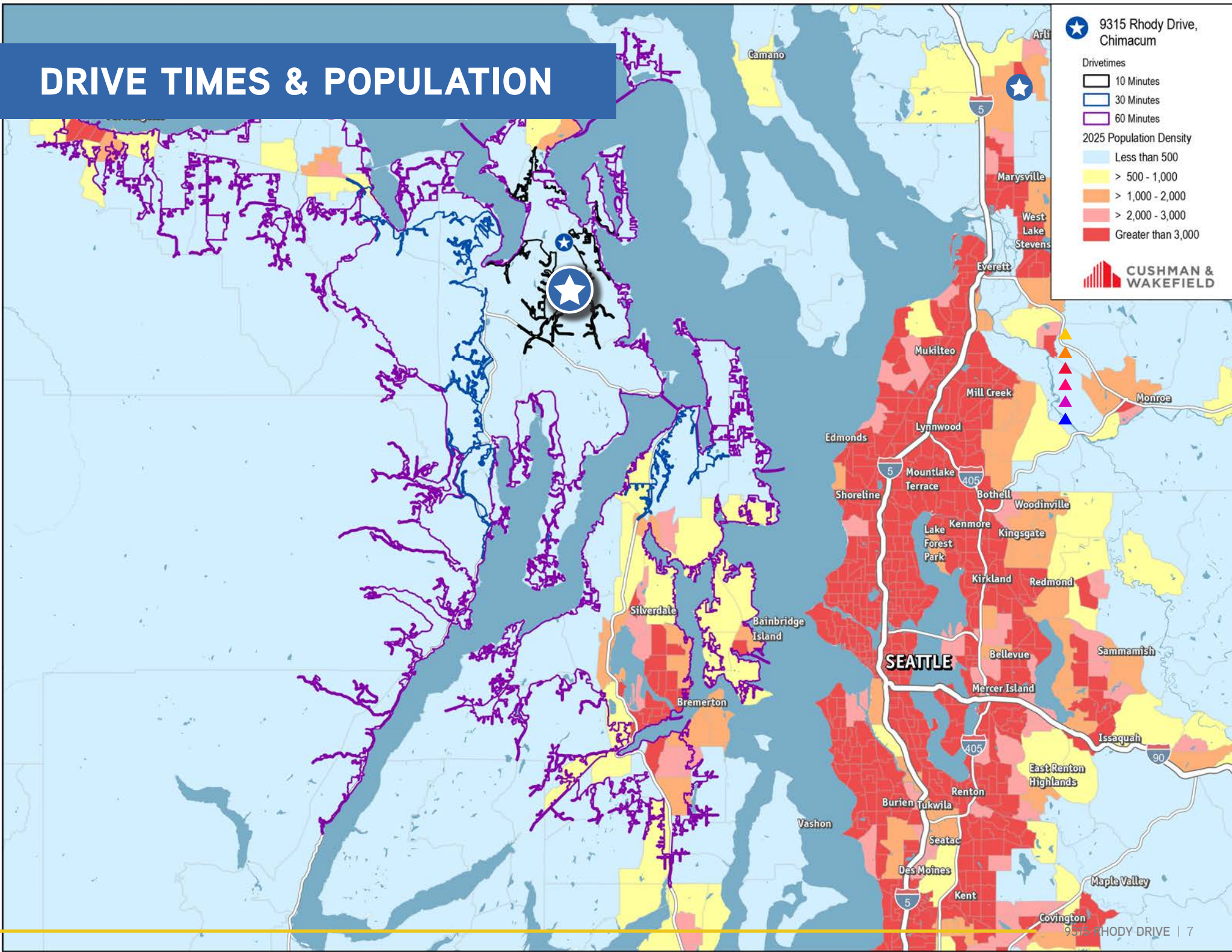
LionsClubPark



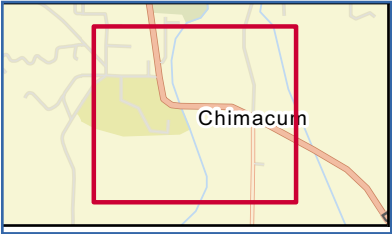
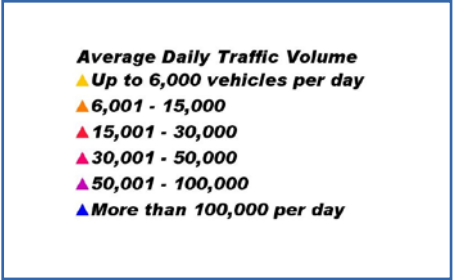
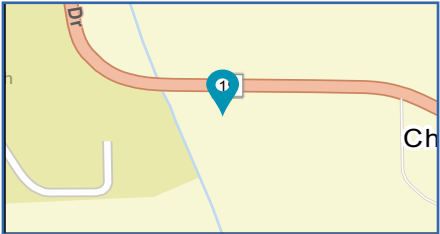
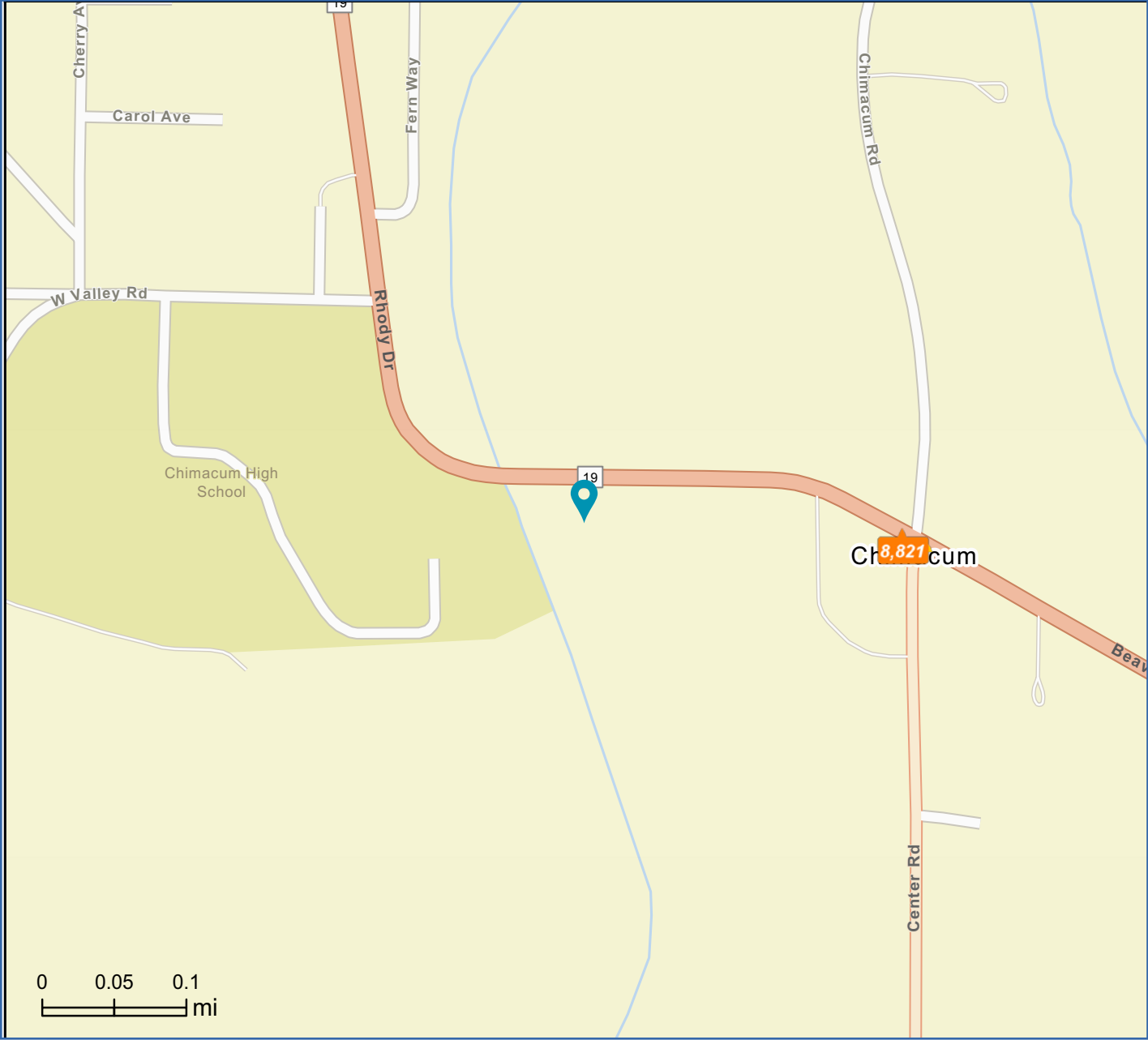
Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	12,934	71,579	114,626
Est. 2030 Total Population	13,399	74,190	118,567
Median Age	39.9	34.7	36.4
2025 Households	5,983	31,152	48,844
Median Home Value 2025	\$640,436	\$648,727	\$693,614
Owner Occupied Housing Units	40.5%	39.4%	47.0%
Renter Occupied Housing Units	55.6%	55.9%	48.2%
Vacant Housing Units	3.8%	4.7%	4.7%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$86,004	\$87,288	\$101,932
Workers	14,236	57,658	70,076
Residents	6,119	35,547	57,888
White Collar	57.2%	57.0%	60.9%
Blue Collar	20.8%	19.5%	18.7%

# DRIVE TIMES & POPULATION



# TRAFFIC COUNTS





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